

Subject: Ammeter View ROG Meeting Minutes – 18 Oct 2025

Attendees (15 of 17 owners)

John Bullwinkel

Mike and Kathi Berg

Gary and Maggie Freudenberger

Jackie Faryniarz and Ben Debrow

Peter Graham

Danny Hahm and Jake Brown

Josh and Lisa Knapp

Lance and **Christine Lawton**, Derek Lawton

Frank McIntyre

James Rountree

Dan and Angela Schultz

Matt Greenburg

Matt Constans

By Proxy

John Schultz

Dustin Stephens

****Bold Italic*** denotes
current ROG officer

Underline denotes
non-owner resident

Purpose of Meeting. Update Road Maintenance Standards in accordance with the Ammeter View RMA in preparation for the winter season and discuss 2026 road projects.

1. Distribute and review property map showing previously selected owner preferences for maintenance (See attached below).
2. Remind all to review adopted vegetation control standards printed at bottom of map.
3. Review of RMS – Snow Removal

Motion made to adopt the following language into the RMS – Snow Removal:

Snow plowing will be performed once accumulation on the driving surface is greater than 2" at any location in Ammeter View or at the request of at least 3 households. Any owner may conduct snow plowing operations at any time without expectation of compensation.

* New language approved by majority

4. Reviewed snow removal quotes and vote to select provider.

Quotes were received from the following:

- Columbia Gorge Excavation (Licensed, Bonded & Insured) \$125 hr. with estimation of four hours to remove 4" of snow, including driveway berms. One hour response time.
- Metro Landscaping (Licensed, Bonded & Insured) \$500 per trip minimum with additional charges depending on the services needed. Disclaimer that response is dependent on whether the county roads have been maintained and that plowing will disturb gravel on roads.
- Peter Graham initially agreed to a rate of \$75 hr. with a ceiling of \$599 for the entire season. However, after conversations at meeting, this quote was rescinded.
- Boulder Falls (Licensed, Bonded & Insured) Representative was dispatched to look at road and provide quote. Quote was never provided.

Due to the high cost of snow removal and Peter rescinding his quote, a motion was made to forego selecting a paid contractor for snow removal and to allow snow plowing operations to be performed by neighborhood volunteers.

* Motion was voted approved by majority. As a result of this decision, no Snow Plow contributions will be collected this year.

5. Review Financial Report

Ammeter View					
Statement of Financial Condition					
September 1, 2024 - August 31, 2025					
Beginning Balance (9/1/2024)				\$ 8.09	
Receipts					
	Roadwork Contributions			\$ 1,098.02	
	Snowplow Contributions			\$ 778.00	
	Loans from owners to cover shortfall				
	Total Receipts			\$ 1,876.02	
Expenses					
	Snowplow Expenses			\$ (625.33)	
	Spring Roadwork: grading, gravelling, ditch work			\$ (807.75)	
	Total Expenses			\$ (1,433.08)	
Ending Balance (3/31/25)				<u>\$ 451.03</u>	
Bank Balance per Statement				\$ 281.03	
Deposits/ (Checks) Outstanding				<u>\$ 170.00</u>	
Adjusted Bank Balance				<u>\$ 451.03</u>	
Receivables: Dues outstanding			\$ 366.95		

6. New Business

Announcement of Matt Greenburg as ROG Assistant Director; Gary Freudenberger will continue as Director and Christine Lawton as Treasurer. Previous ROG members John Bullwinkle and Lisa Knapp should be removed from the bank account. Gary & Matthew should be added.

Discussions of 2026 road projects and timing of projects

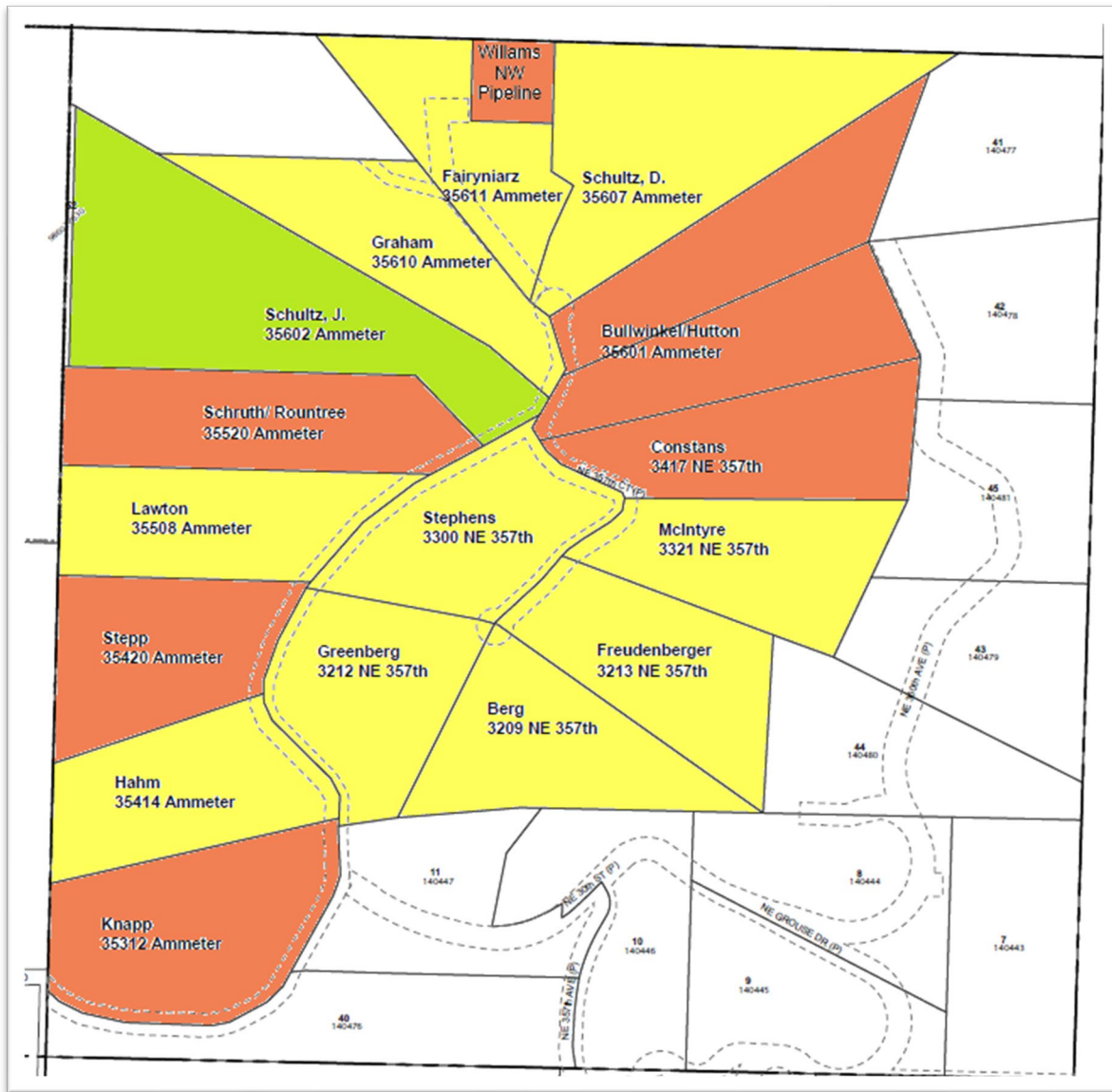
- Matt Greenburg stated that following completion of his home renovation he would make repairs to 357th Court.
- Multiple discussions were had on the current road condition. It was agreed that a special meeting would be called towards the end of the snow season to make a decision on necessary road projects for 2026.
- Several people mentioned the disrepair of the common road. Matt Greenburg committed to contacting Ammeter Heights neighbors to understand their willingness to contribute to contracted road repairs. Findings will be discussed in a special meeting following snow season to determine 2026 road projects.

7. The RMA meeting was adjourned at this time and the Fall Road Cleanup commenced in accordance with the Ammeter View RMA.

Signed:



Spring 2025 Road Cleanup Owner Feedback



Option 1: I/we delegate cleanup/maintenance decisions for my/our property to those leading the spring and fall work days. I/we understand that any cleanup/maintenance decisions will be made in accordance with Section 5 of the RMA and RMS.

Option 2: I/we wish to be present while cleanup/maintenance work is being performed on my/our property and will personally direct those performing all work to ensure compliance with the RMA and RMS.

Option 3: I/we will maintain my/our property in accordance with the RMA and RMS and do not require help from anyone.

Approved Vegetation Control from RMS (June 2025)

Low lying vegetation (that can be trimmed with a mower/weed eater) should be cleared to a distance of at least three feet from the road edge and to a maximum height of six inches. Vegetation such as trees and large shrubs (that would be trimmed with a chainsaw) must be trimmed to allow a vertical clearance of 14 feet from the road surface.

Road Maintenance Standards (RMS)

* Voted and approved by majority. Announced October 20, 2025 via email.

The goal of maintenance standards for Ammeter View roads is to ensure long term integrity and safe travel conditions for emergency vehicles and road users. This document outlines three road maintenance aspects: gravel road maintenance, vegetation control, and snow removal. Once approved by a majority of owners, this working document can be used to estimate annual road maintenance assessments and proposed road project costs.

Gravel Road Maintenance

- Standard crowning of gravel roads is 4 to 6 degrees per side on flat sections.
- Sloped sections are sloped towards a well-maintained drainage swale without any crowning.
- Six or more inches of compacted gravel above the road base layer is a goal of long-term maintenance.
- The road surface should be free from potholes and rivulets of running water.
- Drainage ditches should remain free from obstruction with a target depth of twelve inches from the peak of road crown where practical.
- Culvert inlets and outlets are permanently marked with steel T posts.
- Culverts are to be cleared quarterly to ensure road drainage.

Vegetation Control

Vegetation along road edges must be controlled for the purpose of clearance for all ingress/egress to include emergency vehicles, to ensure driver/vehicle line of sight, and to allow water runoff by helping to keep ditches clear of debris. Low lying vegetation (that can be trimmed with a mower/weed eater) should be cleared to a distance of at least three feet from the road edge and to a maximum height of six inches. Vegetation such as trees and large shrubs (that would be trimmed with a chainsaw) must be trimmed to allow a vertical clearance of 14 feet from the road surface.

Snow Removal

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