

Meadows Board of Directors – Special Meeting to discuss roads

1 June 2018

1. Meeting called to order 6:27
2. Board members in attendance: Dale Breer, Tracy Usry, Clark Ackerman, Sharon Poole, Dave Cullin, Michele Robinson (via phone), Dave Fedorchak
3. Association members in attendance: Brian Riley
4. Roads discussion
 - a. Dave Cullin provided an overview of our budget and the available funds
 - b. We typically spend \$200-\$250k for road resurfacing every 5 years
 - c. Current budget available for 2018 is \$278,790.83 for road resurfacing plus an additional \$1,000 for road repair
 - i. This would be adequate to chip and tar the entire ~13 miles of Association roads plus added repairs
 - ii. Estimate for “VDOT quality” (4 inches uncompressed down to 2 inches), our current budget could cover 3.5 miles
 - d. Can we implement a hybrid strategy
 - i. VDOT quality on high-traffic areas
 - ii. Chip and tar elsewhere over time
 - iii. Note: we have already done something of a hybrid in years past. Portions of Monte Vista have been raised to VDOT with some chip and tar over top
 - e. Reviewed highest traffic roads:
 - i. Monte Vista to Panorama (0.75 mi)
 - ii. Panorama to Edwards (0.75 mi)
 - iii. Panorama from Edwards to Harry Berry (0.25 mi)
 - iv. Deep Cove Landing (1.2 mi)
 - v. Harry Berry (1 mi)
 - vi. Piney Green (0.5 mi)
 - vii. Dockside (0.4 mi)
 - viii. Edwards Dockside to Azurite (0.5 mi)
 - ix. Total is approximately 7 miles
 - f. Reviewed the state of the roads
 - i. Monte Vista potholes
 - ii. Cul de sac on Harry Berry
 - iii. Night Heron point
 - iv. Some potholes on Panorama and first section of Edwards but could be patched
 - v. Except for some sections with potholes and the severely worn portion of Monte Vista, many of the roads are in good shape
 - g. In need of repair now
 - i. Monte Vista from Bogart to Panorama. We received an estimate of \$4,950 from Potomac Paver but only to repair the worst part
 - Needs to be milled, clear area and remove damaged, hot asphalt and liquid adhesion, 2” overlay over 120’ x 9’ section, crown. One year warranty.
 - ii. Crooked Creek entrance to Panorama Trail.

- Received an estimate of \$5,200 from Potomac Paver. Patch potholes, asphalt prior to overlay, overlay with state approved cover. One year warranty.
 - \$10,560 for permanent fix.
- iii. Panorama from Monte Vista to Davidson House. Estimate not obtained.
- iv. Harry Berry Cul de Sac Whispering Woods End.
 - \$6,250 from Potomac Paver. Saw cut, allow for flush finish, remove unstable base, install 20-ton base and compact. One year warranty. This would be a temporary fix.
 - \$17,680 estimate from Barton and Body but this would be a more extensive, permanent fix.
- v. Night Heron Court.
- vi. Two options for pothole repairs:
 - Least expensive; less robust: Fill and repair all potholes would be between \$2,800 and \$3,500 (beyond any fixes noted above).
 - More robust (saw cut and repair) between \$5,500 and \$6,500.
- h. Received estimates for complete chip and tar resurfacing with some repairs (not applies to apples – different materials, different areas fixed):
 - i. Potomac Pavers - \$450k
 - ii. Barton and Boyd - \$250,170
 - iii. American Paving - \$259,861
 - iv. BC Paving - \$750,000 for entire neighborhood and \$45,000 for trouble spots.
- i. Discussion
 - i. All Board members recognized and agreed on the need to repair the Monte Vista portion
 - ii. Disagreement centered around whether we needed to spend \$216k to chip and tar all the roads
 - While some areas are in obvious and dire need of repair, other sections of the roads are in good shape and could wait.
 - There will be additional repairs and expenses on other items (culverts, etc.). By deferring chip and tar we could use the savings to repair the culverts without requiring an additional assessment.
 - Culvert repairs could be \$20k or more.
 - iii. Priority fixes with quotes and vendor. (PP=Potomac Paver; BB=Barton and Boyd):
 - Monte Vista = \$4,950 (PP)
 - Harry Berry (permanent fix option) = \$17,680 (BB)
 - Crooked Creek (permanent fix option) = \$10,560 (BB)
 - Remaining pothole fix (most robust option) = \$6,500 (PP)
 - Stones on side of roads where needed = \$5,500 (BB)
 - iv. Action to get final quote from both vendors for the above options without a full chip and tar.

- v. Tracy Usry motioned to get final quotes for the five areas identified above without the chip and tar. Dave Fedorchak seconded. All voted in favor. Goal is to try to get the final quotes within the next week.
- vi. Clark Ackerman motioned that we add in the chip and tar and do everything at once. Michele Robinson seconded. Clark Ackerman, Dale Breer, and Michele Robinson voted in favor. Dave Cullin, Dave Fedorchak, Sharon Poole, and Tracy Usry voted against. Motion did not pass.
- vii. Dave Cullin motioned that we move forward and fix Monte Vista immediately if the cost will not exceed \$5,000. Dave Fedorchak seconded. Dave Cullin, Michele Robinson, and Dave Fedorchak voted "for". All others voted against. Motion did not pass.
- viii. Next meeting date and time will be decided once we get the quotes.
- ix. Tracy motioned to adjourn. Dave Fedorchak seconded. Meeting adjourned at 7:55.