

**SELOA Board meeting to appropriate funds for 2023 road work
Sunday May 14, 2023 1 pm via Zoom.**

1. Board members present: President Steve Cuttita, VP Lucy Jordan, Secretary Drew Jordan, Treasurer Caleb Fisher, Directors Suzanne de Jager, Mark Robinson, Graham Anthony.
2. Board members not present: Connie Barnhart, Brian Tiley
3. Road Committee members present: Heidi Fisher, Scott McClellan, Graham Anthony.
4. 2 lot owners present:

President Steve Cuttita called the meeting to order 1:06 pm

Ms. Heidi Fisher presented the Road Committee's 2023 road easement repair proposal options (addendum #1).

1. There were 7 Road Committee members who drafted 3 different proposals to be presented to the SELOA Board.
2. During the Road Committee's drafting process 3 committee members had to leave the proceedings before a committee vote on the best option to recommend to the SELOA Board could be executed.
3. The remaining 4 Road Committee members voted on the best option to present to the board for 2023 road repairs.
4. All 4 Road Committee members voted unanimously to present to the SELOA Board option B for approval.

Questions/Statements from the SELOA Board and the Road Committee:

1. Lucy Jordan explained why this meeting is so important that we are hosting it on Sunday afternoon of Mothers Day weekend. Any delay on SELOA's behalf signing contracts with vendors could result in no vendor availability and no road repairs at Stagecoach in 2023.
2. Heidi Fisher confirmed that this is a time sensitive issue. Some contractors are already booked.
3. Q: (Drew Jordan) If the membership desires to pave the road easements in the future is the roto-mill a good base product or will we have to remove the roto-mill?
4. A: (Heidi Fisher) Yes the roto-mill will be a good base material if the membership elects to put asphalt paving material on top of it.

5. (Mark Robinson) The Road budget for 2023 is not our normal annual road budget. The 2023 road budget also includes road budget funds unspent from 2022.
6. (Graham Anthony) The Road Committee has spent many hours researching options, soliciting potential vendors, and compiling data for presentation to the membership. They have put together a great product.

Mr. Graham Anthony moved that the SELOA Board approve the Road Committee's 2023 option B road repair proposal.

1. \$65,000 allocated to contract Morgan Pavement vendor to perform road maintenance on Basin Canyon Rd (bottom of the "Y" up to N. Church Rd) and road maintenance on upper Kimball Canyon R (above Upper Cove Rd to N. Church Rd).
2. \$25,000 allocated to rebuild Hailes Loop Rd.

Mr. Caleb Fisher seconded the motion.

Board members voting in favor: Steve Cuttitta, Lucy Jordan, Drew Jordan, Suzanne de Jager.

Board member voting against: Mark Robinson

Motion passes 6 to 1.

Mr. Steve Cuttitta moved to adjourn the meeting

Mr. Drew Jordan seconded the motion

Meeting adjourned at 2:08 pm

SELOA 2023 Road Repair Proposal

2023 Priorities:

1. Improve access: Repair portions of the major arteries (Basin Canyon Rd, Kimball Canyon Rd) that are in the worst condition.
2. Improve access: Repair secondary roads in the worst condition, prioritized by amount of use based on:
 - a. Resident access and use - based on density
 - b. Utility access and use
 - c. Non-resident use - church camp
3. Protect our investment: Maintain and protect good portions of the major arteries (Basin Canyon Rd, Kimball Canyon Rd)

How much do we have to work with?

\$125,000 **Total 2023 Road Budget**

-\$10,000	Spring run-off work, still ongoing, just an estimate as of now
-\$15,000	Expected Ed bill from 2022 work on LCR/KCR, still not received
+\$5,000	Contribution from LCR residents

\$105,000 **2023 Road Repair Fund**

#1 Repair portions of the major arteries that are in the worst condition: All of BCR, upper part of KCR (from Upper Cove to N Church): ~250,000 sqft

Option A: Asphalt: \$500,000 - \$1,000,000 - too expensive

Option B: Hire Morgan Pavement to deliver, spread, compact, and oil asphalt millings (rotomill): ~\$65,000

Option C: Hire Ed Byer, rent grader, stockpile rotomill from Staker (right now only have ¼ of what we'll need) - need someone on call - hire Staker to oil: \$104,000 depending on availability of rotomill and operator hrs

*Options B and C: Skip over portions of good pavement; Expected lifespan 1-2 yrs depending on amount of traffic, particularly heavy equipment, and plowing

#1 Repair portions of the major arteries that are in the worst condition: All of **BCR, upper part of KCR** (from Upper Cove to N Church): ~250,000 sqft

Option B:



Phone: (801) 544-5947
 Fax: (801) 416-8061
 MorganPavement.com

view [bid](#)

\$40,000	Provide and spread rotomill, filling potholes, grade
\$7,500	Roll/compact rotomill
\$13,750	Spray tack oil
\$61,250	Subtotal
\$4,000	Buffer: Possible rotomill transportation fees, rental of compressor to prep surface
~\$65,000	Grand total

#1 Repair portions of the major arteries that are in the worst condition: All of **BCR, upper part of KCR** (from Upper Cove to N Church): ~250,000 sqft

Option C:



See quote [here](#)

\$1,500	Staker to stockpile and provide rotomill (500 ton, about ¼ of what we need)
\$10,000	Ed Byer to spread and compact rotomill (\$125hr @ 80hr?)
\$62,000	Staker to grade rotomill (alternative to hire Ed and rent grader for ½ the cost)
\$25,000	Staker to spray tack oil
\$98,500	Subtotal
\$5,500	Buffer: Additional rotomill (+\$4.5K) + additional operator hrs
~\$104,000	Grand total

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~~Option A: Asphalt: \$500,000 - \$1,000,000~~

Option B: Hire Morgan Pavement to deliver, spread, compact, and oil asphalt millings (rotomill): ~\$65,000

Option C: Hire Ed Byer for spreading/compacting. Hire Staker for rotomill, grading, oil: \$105,000

*Options B and C: Skip over portions of good pavement; Expected lifespan 1-2 yrs depending on amount of traffic, particularly heavy equipment, and plowing

#2 Repair secondary roads in the worst condition, prioritized by density of residents and utility use

Road	Length	PEPG Report Average Condition	Recent Repairs
North Church	11,300 ft	Medium - Poor	Minor work in 2022
Lower Cove	8,500 ft	Medium	Partial in 2022
Upper Cove	6,400 ft	Poor	Minor work in 2022
Hailes Loop	2,700 ft	Poor - Very Poor	None

#2 Repair secondary roads in the worst condition, prioritized by density of residents and utility use: Hailes Loop Rd ~38,000 sqft

Condition: 2022 PEPG report rated HLR the poorest quality road in Stagecoach Estates. Never rebuilt after Mtn Regional dug it up for water pipes

Access: Shortest SELOA road and the only egress for 3 full-time residents

Utilities: Two water storage tanks and pump station for domestic use and fire hydrants on HLR

- Almost daily utility maintenance traffic
- SELOA is required to provide access as part of contract with Mtn Regional

Revenue: SELOA collected ~\$60K in rent from Peak Communication radio tower on HLR but never reinvested any into HLR



#2 Repair secondary roads in the worst condition, prioritized by density of residents and utility use: Hailes Loop ~38,000 sqft

Option A: Hire Riley Smith, rent equipment, order sub-base as fill, order 6" road base from Witt Excavating: \$46,000 - so not an option

Option B: Same as #1 but only ¼ the roadbase, plus 3" of free rotomill: \$24,000 - \$27,000 depending on rotomill/delivery cost

Option C: Same as #2 but hire Ed Byer instead of Riley Smith: \$26,000 - \$29,000

*If Hailes residents are opposed to rotomill, option to contribute \$ to cover cost of other material

Option D: Wait for Hailes to dry out, and then make a plan

Option B: Hailes Loop summary, full details [here](#)

\$6000	4" minus sub base (build up pits and ruts)
\$8000	Road base (average of 1.5" across road)
\$0	Rotomill (goal to get 250 tons delivered free for 3" depth)
\$1500	Compactor rental
\$3000	Grader rental
\$1500	Skid loader rental (with Option C this is removed)
\$1800	Operator (Riley Smith \$45/hr; Option C is Ed Byer \$125/hr)
\$2400	Oil sprayed (Morgan Pavement)
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\$24,200	Subtotal

\$24,000 - \$27,000 Expected total, accounting for possible rotomill transportation fee (\$1-2K), variation in equipment rental or operator hours (\$1-2K)

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Option D: Wait for Hailes to dry out, and then make a plan

#2 Repair secondary roads in the worst condition, prioritized by density of residents and utility use: **Lower Cove** - guard rail area

1st: Stabilize hillside below road: \$37K - Lot 22 owner are proactive and may do this?

See full bid [here](#)

Item	Quantity	Amount
Retaining Wall	1 Ea	\$37,000.00
<i>Wall will be 50' X 6' tall and include the following:</i>		
<i>- Engineering</i>		
<i>- Blocks required by engineer</i>		
<i>- 40 tons of gravel</i>		
<i>- Drainage pipe required by engineers</i>		
<i>- Excavation and backfill</i>		

2nd: Repair and widen LCR: Difficult to estimate until hillside is rebuilt, may be minor

#2 Repair secondary roads in the worst condition, prioritized by density of residents and utility use

Upper Cove:

- A. Ditch digging will begin on Monday on Basin side by Riley, part of spring run-off
- B. Grading recommended. Ideally by Ed or other residents when grader is rented for Hailes

N Church:

- A. Plans to record traffic by church camp and ask for additional funding based on use
- B. Grading recommended in some locations (when grader rented for Hailes) and pothole repair, likely end of season based on rotomill availability with Ed labor

#3 Maintain and protect good portions of the major arteries: lower part of Kimball Cyn Rd (from the Y to Upper Cove): ~135,000 sqft

Option A: Oil and chip seal entire surface ~\$88,000

See quote [here](#)



STAKER PARSON
MATERIALS & CONSTRUCTION
A CRH COMPANY

Spray AC Oil	135,000.00 SF	\$0.10	\$13,500.00
Chip Seal Kimball Canyon Rd	135,000.00 SF	\$0.55	\$74,250.00

Opinion: This is a very important measure to protect our investment, but we do not have the budget for it in 2023

Option B: Crush existing concrete into riprap size and place in newly re-dug ditches to maintain drainage Ed dug this spring

How do we spend our \$105,000 most effectively?

\$105,000 **2023 Road Repair Budget**

-\$65,000 Rotomill BCR and upper KCR by Morgan Pavement

-\$25,000 Rebuild, grade, and rotomill Hailes Loop

\$15,000+ **Expected remaining** (+\$ if buffers are not needed)

Remaining to be used for: (1) continued spring run-off work, (2) use rented grader for UCR and N Church (3) hire Ed to crush concrete and place in ditches to improve drainage, (4) add fill to LCR at guardrail, (5) spread, grade and compact any late season free rotomill, especially on N Church if we can get church camp to contribute - Brian Bitner expected they would if we can document their use

What we are asking you to approve today:

\$65,000 Contract Morgan Pavement for BCR/upper KCR (#1 Option B)

\$25,000 Rebuild Hailes Loop Rd (#2 Option B)

What we can discuss later in the season:

How to spend \$15,000+ remaining

Major improvements including paving, widening, stabilizing roads: Special Assessment and alternatives to fund this work.