

**Marys River Estates Road District  
Minutes of June Commissioners Meeting  
June 5, 2008 Philomath Library**

Present:

Wendy Kincade

Moira Dempsey

Laura Berman

Lee Kitzman

Linda Waymire

Paul Deatherage

Sean Kutzler

Mark Davis, Commissioner

Bardon Maginnis

Sha Sifford

Yvette Spitz

Glen Aukstikalnis

Andy Evans, Commissioner

Mike Miller, Commissioner

Lisa Miller

T.R. Gregg

Ron Hartz

Robyn Lillehei

Jessica Neebe

Brian Bach

The meeting began at approximately 8:45 PM.

The minutes of May's meeting were corrected to reflect that Bardon Maginnis had offered the concern about the approach accessibility of Wren Hill Estates at Hwy 20, not Linda Waymire. Linda's concern was for the approach of Finch lane and Columbine. The minutes were subsequently approved.

Monthly financial statements were reviewed. The P&L Budget vs. Actual, P&L Previous Year Comparison, and Balance Sheet Previous Year Comparison are attached to these minutes. Additional contingencies (real and potential future obligations) were stated as follows: \$1,000 for Stokes Construction that was withheld pending additional work on Queen Anne project, and \$6-8 thousand for patching work with BCPW.

Old and Current Business:

Queen Anne improvements are being delayed until dry weather, still on the horizon for this season. Disappointment with the quality of the existing work was expressed, along

with concerns for what will get fixed and who pays for it. The terms of the original contract were questioned. The answers provided by the commissioners were as follows:

The contract specified that the road would be constructed to Benton County standards under the contract. The work remaining that will be provided under the contract is to shape the ditch in the area near Bach's residence on the Columbine end, and to repair the soft area on the other side of the road near there. We may be liable for additional materials with this repair. Other concerns were:

- Lack of crown
- Uneven rock size across the road width
- Planarity of grade
- Consistency and smoothness of width
- Grade transition at intersection with Columbine
- Gravel-asphalt transition at Iris (Urgent)
- Culvert work at Bach's driveway (Bach's are funding this correction/enhancement)

The district will evaluate these concerns and invite proposals for improving them. It was noted that accepted bid price of the original project was significantly lower than competing bids, but the savings may diminish or be eliminated with the additional costs to correct these items to a level of satisfaction beyond the minimum county standards. Steps will be discussed at the July meeting.

The decision whether or how to pave Queen Anne, and remaining gravel roads, will be determined at later dates. (next spring was mentioned) T.R. Gregg volunteered to conduct a survey of Queen Anne residents, and Robyn Lillehei offered to assist.

A group of residents, MREPOA board members, and Road District representatives have met to work out a way to develop a medium-term vision for roads, trails, and other ideas for the community. This kick-off group will form a plan to involve all residents.

Can a road meet county standards and not be paved? The answer is yes. However, the width and base composition characteristics are the same as paved roads. (An excerpt of these specifications can be found in the Road District Presentation on our website.) Studies are quoted where traffic count and the correlating maintenance costs (along with many other considerations) are most often the drivers for paving decisions. An opinion was expressed that the tax rate for the district shouldn't be reduced until an outcome is arrived at for the remainder of the unimproved parts of the district.

Mike Miller gave information for summer mowing, and will define and post a notice to the website.

Ron Hartz was asked about his plans for the uninstalled culverts that are near the "back intersection" of Iris and Tansy. He stated that they will be installed this summer, along

with a gravel surface on that portion of Tansy up to the newly paved section. That route will function as a fire escape for those lots.

The meeting was adjourned at approximately 10:05. Commissioners at that time signed the following disbursements:

Holderman Paving, LLC \$39,625

Postmaster \$38

BCPW (dust control) \$6,711.80