

## **Road Maintenance Committee Report to Board of Directors - October 21, 2014**

Richard Greever - Road Chair

Meeting was held October 14 at Blane's.

Project updates:

Over the past month, material was delivered and spread at four locations, fulfilling the approved requests from last month. Ric Wirick assisted the lot owners with spreading material utilizing his backhoe.

Peter Houle initiated a project on 36th Avenue, utilizing his D-9 to break up the lakes and smooth the road. He collected funds from neighbors, and a \$2500 allocation from the RMC. This project is awaiting material delivery and rolling, which should occur this week.

The RMC has received new material requests:

**Yen Chen:** Road Captain for 38th between Aulii and his driveway just past Kiele. A year and a half ago he spent \$1500 for machine work to grade and roll the road. Has been doing maintenance since then. Requests a PO to continue purchasing pick up truck loads of material.

**Gary Dalton:** 39th between Pohaku and Laniuma. He has been maintaining 39th between Pohaku and his house. He has asked for a couple loads of base course to continue with improvements down 39th past his house. Has equipment to spread.

**Don Cook:** 34th between Aulii and Ilima. Requesting a load of base course to spread from Ilima to his house about .2 miles down. Has tractor to spread material.

**Don Stoner:** 40th, between Pohaku and pavement. Asking for material to help with the lake in front of his house. This is an open request from the September 9th meeting, which I missed funding.

**The RMC is requesting authorization to issue material PO's for up to \$5000 until the next Board Meeting. This would cover these requests (~\$2500), and provide funding for additional requests as they are received.**

Ric Wirick has been filling potholes on our chip seal roads over the past two months. He turned in receipts for \$744.36 to purchase 4.77 tons of material, most of which was divided between Pohaku Drive and Orchidland Drive.

**The RMC is requesting authorization to reimburse Ric Wirick, up to \$1400, for all his outlays of money over the past two months. This would cover the cold patch he purchased, one load of material he purchased on his own which was spread on 34th, and fuel for his backhoe if receipts are turned in.**

### **Civil Engineer Update:**

On September 30, 2014, the Road Chair met with Yen Wen Fang, of Engineering Partners. We met at the recent 35th Avenue concrete repair and discussed. We went to Orchidland Drive to discuss the proposed 2" asphalt. We went to the Community Lot to look at the stockpiled fill material. We drove a side road to look at the lakes and discussed proper maintenance.

I had hoped to have a written report by this Board meeting, but it is running late.

For the 35th Avenue concrete, our specification was poor; it was too vague and contained no design drawing. A properly designed pad for our roads would have been 6" with rebar specified. The pad would have been lower in the center, than the ends, so that water flows across the pad, and not around the pad. The written report will contain a generic design for future concrete pads.

For the Orchidland Drive asphalt plan, he had few concerns. We talked about the cinder base, and although not ideal, it was not recommended to remove the current chip seal and redo. He recommended to scarify the surface before placing the asphalt.

For the material stored on the Community Lot. This is not the correct material for filling our lakes. It is fine for a sub-base when used to raise the road level, but it needs to have 4-6" of correct material put on top.

For the side road lakes, drainages need to be opened up. Proper material added to raise the surface, base course added on top as the driving surface. Written report will detail type of material which should be used.

This is an opinion the Road Chair am seeking personally, to better understand his job.

### **Johansen Update:**

Bob Arthurs and the Road Chair met with Joe Johansen and Ivan regarding the 35th Avenue concrete pour, and the deviation from Scope of Work. The Scope of Work was not signed until after the work was completed. All information was discussed verbally between the contractor and Road Chair. This is totally contrary to my perception of good business practice, where everything signed and agreed before work commences.

Based on these revelations, I am unable to fault Johansen for not following the Scope of Work. They did what they believe they were instructed to do. I can not verify who said or heard what in the verbal project definition. This was a failure on the OLCA side of things, lack for process and lack of oversight.

We discussed the need for a more detailed Scope of Work for the Orchidland Drive project. Joe Johansen is going to write up a more detailed document, which will allow the Road Chair to inspect and review the work as it progresses. No change of the work is being proposed, just a clearer definition of what Johansen was planning to do.

### **Road Committee Priorities**

The RMC discussed their goals for the year and came up with the following priorities:

- Keeping chip seal roads repaired
- Fulfilling side material requests
- Improve request process and connecting owners, volunteers, materials and machinery when required
- Keep the unpaved main access roads drivable.

The main access roads which are in the worst repair right now are Laniuma and the Pohaku/40th elbow.

**The RMC is requesting \$11,000 be allocated towards addressing the drop off at the end of pavement on 40th, and material and tractor work on Pohaku and Laniuma to improve drivability.**

The RMC discussed a proposed plan to complete the 1998 Paving Plan. It is a three year plan and would result in completing the paving of Ilima, followed by the Pohaku & 40th elbow, then Laniuma. This plan is incorporated in a separate document.

The plan, as presented, falls short on funding by \$60,000. It is hoped that Admin expenses can be reduced over the next three years, and those saving can be used for this proposed Paving Plan. The Capital Fund, current holding \$25,000, is recommended to be closed and those funds made available for Paving.

**The RMC is requesting that a plan to complete the Paving Plan be presented at the November membership meeting. The plan is a three year plan and requires three \$100 paving increments. Two options for funding would be presented, with the board recommending the first: 1) a three year Paving Assessment of \$100/year 2) a single year \$100 Paving Assessment and return to the membership each year for approval for the next two years.**

The Community Lot was discussed. Specifically the trash which has been collected, the piles of road material, and the container. In the short term, the RMC wants to get the tires and trash off the lot. We want to work with the Community Lot committee to discuss what should be done to the material stockpiles.

**The RMC is requesting \$3000 be allocated for trash removal from the Community Lot. Most of this expense will be devoted to having more than 200 tires removed and recycled.**

**Barbara Gantt announced she was resigning from the Road Committee at the conclusion of our meeting. As a result, we currently have one vacancy on the committee.**