

## **Quarterly CREPOA Board Meeting**

November 1<sup>st</sup>, 2015 10:00 AM

The meeting was held at Jim O'Malley's home.

Present were president Don Kono Jim O'Malley, John Wallace, Ken Stimson, Dan Kern and secretary Vi Kono.

Checks for road bond from Lorra Miller in the amount of \$2,500 dated 9/28/15, and from John Wallace in the amount of \$1,500 dated 7/26/15 were given to treasurer Jim O'Malley.

Logging completion and road repair were discussed. Don mentioned that the roads are getting soft, and questioned if we should defer trucking by logging. Chuck Bean is not through logging, his bond is \$5,000. Miller's are not through logging either, their bond is \$2,500. John mentioned that log prices are down as a result of the tariff being removed from Canadian logs, according to his forester. John may haul logs later this winter through his own road, his bond ran out October 1<sup>st</sup>. Miller's bond was extended to November 1<sup>st</sup>. The Miller's were allowed an extension with the condition that trucks were not to use the chip coated roads. Jim moved that all logging trucks should use the lower road coming in and going out. The motion passed. Don was delegated authority to extend the logging period through November 30, 2015.

Don is to email Chuck Bean and the Miller's to wait for drier weather for hauling and to remind them that they are responsible for any road damage.

The lower gate was damaged by rodents chewing off the insulation. Steve Steinert fixed the gate. It was proposed that we use conduit next time to prevent further damage. Don is to contact Steve regarding costs incurred for the repairs.

The road system chip seal and asphalt plan were discussed. Ken is to check with US Bank regarding a possible loan to pay for the project. John is to check with Christy at Key Bank regarding financing our road.

If we borrow \$60,000 for phase 1 of the road plan we may have to raise dues to pay the debt service. Ken is to do the math, and make a spread sheet. \$60,000 is the quote we received some time ago for chip sealing the original chip seal and the connector road to the top of the steep hill at 206<sup>th</sup>.

John's quote was based on 5/8" clean top coat. Dan observed that the upper road is in pretty good shape. By Harmon's water under the road caused the chip coat to fail and bags of asphalt were suggested to repair that spot. John and Ken volunteered to wheel the road to be very specific about width and length to determine the square footage. John is to invite Chip Seal Inc. Out to walk the road. Dolittle is Chip Seal Inc.

Our #1 priority is to get the third coat on the entire original chip seal area. This is a board decision for completion in 2016.

At the annual meeting the board will be presenting financing, actual costs, our budget, and presenting options to the membership for the road repairs. Also to be discussed are the possibility of a one time assessment, or raising association dues. Our annual dues total \$11,200.

Don is to send an email to Loukusa regarding dropping one of his lots from our association roads, indicating that this decision will be made by a vote of the membership at the general meeting. He still owes dues for 2015. The road connection for lot #35 is still attached to our road system. The question is, should a barrier be required to prevent access to and from that lot, from our association road system. Another question relates to road access to our system in the event Loukusa sells lot #35.

A motion was made, seconded and passed to revoke the agreement which allowed Frank Portulana to take his motor home, to and from his property, on our association roads.

The next general meeting will be on March 2016. One to two board members will be needed to be elected. The date, time, and location are to be determined.

Jim gave the treasurer's report. We have \$9,011 in the bank. \$5,600 is being held in reserve ?????

Don and Jim are to address the lien on Route's property for non payment of association dues. They will be filing two liens; the first for 1999 to 2011, and the second for 2011 to 2015.

The balance of the road repair money for road repairs, due to logging, was discussed. Those funds are in the Crepoa account. When the logging is done, Don proposed that all repairs be made. In the association account is \$1,590 from Vanhulle earmarked for restoration of roads damaged during his logging operation, the connector road, the steep hill and the lower road. It also includes repairs from the connector road at 206<sup>th</sup> to the Kono gate, using 1 1/4" minus gravel.

Jim made a motion, it was seconded, and passed, that 20 bags of asphalt patch be purchased for pot hole repair, spending no more than \$300. This work may be done by members and/or hire someone to help. Jim is to head up this task. John offered his back hoe to help heat the mix.

Regarding bond checks....Jim made a motion, it was seconded, and passed, that John's bond check be returned.

It was decided that if John logs in winter and is only traveling from his south gate, to the association gate, that he pay \$500 for a load of gravel to repair the road, if needed.

The meeting was adjourned at 11:10.

Respectfully submitted by Vi Kono, secretary.