

6/14/2025 - Ley Subdivision special meeting concerning road Improvements

- The meeting was held on Saturday, June 14th, 2025, from 3:30 to 5:00 PM at the Custer County Library in Westcliffe.
 - 8 neighbors were in attendance
 - 2 guests were in attendance, Bill Canda and Alan Avery
- The current Ley Subdivision road conditions and issues were discussed
 - Patching and chip-sealing is not working as it doesn't last
 - The cost of this work is increasing
 - Gravel added in the past has spread out beyond the edges of the road
- The proposed road improvements were then presented
 - Mow the grass along the sides of the road and remove the remaining grass and roots. Removing the grass will help with the longevity of the work.
 - The road would then be shaped with a heavy vibration roller to compact the base and form a more pronounced crown to allow for better drainage
 - This would be topped with a high quality $\frac{3}{4}$ " crushed road base. The crushed base would be less likely to spread off the road because of the uneven shape. The road base would also be rolled to ensure compaction making it more durable. This road base would also look better, more white-gray rather than the current brown color.

- Next the improvements cost and quality was discussed
 - It would cost roughly \$5.55 per linear foot of road. This was presented as a competitive price for this type of work. It was roughly estimated that there are roughly 2 miles of roads in the subdivision, but that a more accurate measurement is needed.
 - Larger costs can sometimes be financed over a period of time, five years was discussed.
 - It was suggested that the work should be done all at once, but could be done portions at a time. Ultimately, it would be more cost effective to do the work all at once since the required equipment is difficult to move.
 - Alan Avery has done this work many times before and has samples that could be viewed in the area. No exact locations were mentioned at this meeting.
 - When complete it was stated that the neighborhood roads would be in better condition than the county roads.
 - Could last roughly 10 years with the proper maintenance.
 - Speeding in the neighborhood contributes to erosion.
 - Improper plowing also contributes to erosion.
- Finally it was discussed that a vote by the neighbors would be needed to start the work. Per the covenants, the voting majority can determine the outcome of whether or not to proceed with the work.