

Notes from JMLA informal Board Meeting with Residents Residing on Gravel Roads

7:00 p.m. called to order

- 9/20/20 (?) Private contract for road maintenance and dust control. Applied magnesium chloride for dust control. 2 tons of magnesium chloride flakes : Not effective for dust control per residents.
- D&D quit three years ago because the amount of snow caused damage to their plows.
- Fox Road didn't submit bid.
- Polson plowman had to be called when he was needed because he wasn't aware when Jette received snow.
- Shawn and Bruce Lundquist are residents of Jette Meadows. Shawn plows South Rim and Canyon View. Bruce plows Great Pine Hill.
- Shawn and Bruce decide when plowing is needed.
- Board stopped charging gravel road residents for one-half of the snow plowing/road maintenance costs in 2017 because there was a surplus of cash.
- There are currently 22 residents on South Rim and Canyon View, and three residents on Great Pine Hill.
- Shawn's contract calls for him to plow at two inches and 12 hours
- Sanding is expensive. Only one contractor willing to do it so far. Sand/salt/gravel mix.
- JMLA owns a spreader, roller and drag
- There are approximately 20 landowners not paying dues. Liens placed and JMLA gets paid out of escrow when property sold.
- Cost of snow removal Nov – Dec 2022- approximately **\$1100**. (Check amount)

**COMMENTS FROM RESIDENTS**

- Road repairs – need to keep a crown and “pull the ditches”. \_\_\_\_\_, is a heavy equipment operator for the mines. He “knows how to move dirt” Willing to help. 907-209-2532. Requested that Jim and Howard let residents know when they will do road maintenance and what work will be done. Ask for volunteers to help.
- George: Road maintenance is good, but dust control is not. During the last storm he was stuck in his driveway for 2 days because of berms. Brought his concerns to the Board and they were addressed.
- Shawn can add sanding to his contract – his truck can carry 2k #'s of sand but would have to be applied by shovel.
- Spend summer crowning the roads; more important than dust control.
- Victoria made 13 calls to plowman and only 6 submitted bids. Of those 6 only 1 was familiar with our roads.
- Request new bids for next season.
- Residents voted on whether to appoint a resident to be the shot caller on when to plow: only 1 person want a resident shot caller.
- Residents voted on when to start plowing: At 2” (11 votes), 4” (4 votes) 3” (3 votes)
- No to sanding. No to magnesium chloride.

- Don't shock residents re severe drop in bank balances. Keep everyone informed.
- Some residents objected to retroactive charge for Fall snow removal since they were not informed in advance. Charge for January – April only; or postpone billing for Fall until Spring?
- Many residents stated they did not receive newsletters.
- Will there be an annual meeting in June?

Adjourned: 8:40 p.m.

After adjournment two residents questioned amounts paid to Tractor Services. Explained this was paid to Howard for tractor maintenance. Residents calculated he charged \$100 per hour for use of the tractor. Asked if there were receipts for maintenance work.

#### NOTES TO MYSELF:

Follow up with letter to residents re Howard's expenses?

Review Covenants & Restrictions to determine whether Board is required to send financial reports annually. Determine if there is any restriction on charging "snow birds" for winter snow removal.

Determine procedure for filing liens vs. residents not paying annual dues. Does Board have an attorney for this? Is this something I can learn to do? When are liens being filed? Waiting until property is listed for sale? Don't wait until property is in escrow to file liens. Many residents will most likely not sell their properties for many years to come. If resident wants to refinance or take out a 2 mortgage, lien will have to be paid before they can do so. Board won't be notified unless lien on file.

Check with Lana re email list and mailing list so the Board can send Newsletters via email. (Pauline)