

Road Committee Meeting Minutes

July 8 2023

Called to Order: 9:00 am

Members in attendance: Gary Wiegel - Co-Chair, Kirk Lyons - Co-Chair, Randy Roberts, Jim Sidebottom, Jack Goodell, Bryon McAvoy and Board Liaison – Mark Julian

Committee Members on Zoom: None

Observers in attendance: Charity Sullivan, Kris Whitcomb

Observers on Zoom: Shirley Pfankuch, Patrice Diem, Suzanne Kelley, Todd/Susan Cook, Leeanne Bauer

The meeting was called to order at 9:00 am

Kirk updated that the co-chairs have been in contact multiple times regarding specific roads – Ott-wata connection, Ottawa, Tami Rd. They are spending time every Friday getting out and making notes. The co-chairs also met with the GM, President and Treasurer on June 20, 2023.

The committee met and held continued extensive discussions about the following:

- Work order spreadsheet information only provides limited information - requested the entire historic spreadsheet so some understanding can be gained into types of work orders and approach is used.
- The Co-Chairs sent suggestion to the GM recommending closure on the Ott-wata connection since both property owners that are present can access from either North or South to their homes. The very long history of the issue was reported on by Gary as was received by a 50 year owner on that road. More discussion ensued on the topic. There is a good visual that some material has been placed, however it is not believed that will resolve the recurrence.
- The recent work on Tami Rd was discussed and the less than favorable result. The Co-chairs had been in communication with the GM regarding that work.
- Multiple incidents reported of grader doing short length blading, lifting the blade and moving on without addressing all of the issues. It is felt the staff needs to address all that they can while on a road – for efficiency. Reports of the operator sitting on the side of the road waiting for the next load of material and conversing with a property owner for over an hour. Committee consensus was that time could be used to address cleaning out of nearby culverts or ditches. The continued conundrum relating to Century Link lines in the ditches continued. The committee consensus is that if a section can be worked, location services can effectively be requested. Many culverts require only manual end cleanout and should be able to be done without significant risk to the lines. One property owner on zoom reported he went out and filled the potholes that were left when the grader passed with his own tractor and also commented on his frustration that road maintenance is not being prioritized.
- Discussion on specifics where the work performed has left roads in worse condition, such as Tami, Ottawa, Chetco, Manso. These will be included in the Report and Full plan to the BOD. The Co-chairs reported there are about 40 in that same situation. Quality of work was emphasized so it does not require additional work visits.
- A property owner in attendance asked if the road staff could receive training on proper methods. It was discussed that the GM cannot approve that, it is a Board Decision.
- Co-chair Kirk Lyons had multiple times requested that his road not receive work – as he has been dealing with things needed and feels that many other roads need more attention. He also reported the staff worked the road last Monday and is now in worse condition. Kirk had also reported work needed on Choctaw – with culvert in place but standing water on the road. He had also spoken to the property owner there who was very unhappy. Kirk reported that there is a very high level of unhappy

people about road maintenance. The Liaison said the work order for Chetco was submitted September 2022 and assumes staff may have been responding to that, without considering the requests from Kirk.

- Osage and Muskogee drainage was discussed thoroughly. Although one member feels there is a culvert, others do not and that will need to be confirmed and action recommended.
- Tiny Bob work is a very poor visual. It was discussed that there are quite a few others that are not presenting a good look for the road work.
- Gary and Kirk requested that members reach out with photos of things they see so that the co-chairs can get out and take a look to help prioritize those items.
- As discussed in the prior meetings, the Co-chairs would like to recommend for implementation a viable work order system. It was reported that a member of the BOD was tasked to also be looking into it. Members of the committee expressed frustration that the Association has been in effect 50 years and we don't have a good work order system. The spreadsheet provide has most of the lines deleted and it was stated the co-chairs would like to see the entire spreadsheets for the past two years. They have also discussed being more involved in looking at work order requests to prevent the staff/grader heading to check it out so that best approach, cost and time limits can be recommended. That was well received by one of the grader operators in prior meeting and was discussed at the June 20 meeting. This issue will be part of the Plan/Report to the entire BOD.
- More recent history on the Committee and the lack of results was discussed and lack of Board action to authorize things, such as ordering the parts to repair the dump truck.
- Extensive discussion on the potential replacement of equipment, which is a catch 22. Replacement comes from reserves, Repairs from the budget, which as is known is lacking in funds. Also discussion on newer equipment purchases that suffer higher incidence of breakdowns per Jack. There was discussion on the Dump truck potential replacement, the bids for rental, the pros and cons of renting vs purchasing and whether purchasing new or old is better. Again, purchase comes from reserves, renting from the budget. Jack reported the current dump truck has the PTO set up on the wrong side. Gary suggested the bed be retained (value of the hydraulic systems on the bed) and moved to a new truck, and Jack concurred that would be a good decision. Mark felt the equipment is not conducive for Crystal Lakes, but Jack said the setup is - if it were running better, and if the PTO were correct also.
- A property owner in attendance expressed multiple opinions during the meeting which included "the GM does not receive the offered help from the committee as help", asked why a Secretary has not been appointed to the committee, asked what the committee's job is, asserted the committee is operating outside the charter, discussed special assessment possibility, stated it will take 2 years to gain trust, etc.
- Bryon expressed concern that the Committee is an advisory committee and should not direct the staff. The Co-chairs stated again there is no desire to manage the staff but that they are finding it difficult to have any impact when there is no direct interaction. Prior working relationships were discussed by Committee members who served with other Management and/or Boards. Randy said that the working relationship is very much needed, and reiterated that when he was GM he definitely did not want people directing the staff but that a cooperative approach is very beneficial.
- It was stated that the current staff attitudes about not wanting to work with the Committee are not productive.
- Jim Sidebottom expressed that there is some great experience, knowledge and skill in the committee now that needs to be embraced and utilized, which is not present in the current work force. It was stated multiple times that no member of the committee wants the staff jobs. They do want to be able to be on site and offer suggestions.

- There was extensive discussion on the “band-aid” approach which seems to have become the norm. Discussion about the desire for band-aids to be carefully weighed and have some longevity whenever possible to maximize limited budget. The Committee experience can benefit those decisions.
- There was discussion on the equipment discussions from prior meetings. The specifics will be included in a comprehensive plan to the BOD as to how to plan for future replacement of strategic equipment.
- Jack inquired where they are at on grading primary roads – can you touch them this summer and stated no plan is seen by management. The staff has a list have one or two and culverts getting put in. Tuscarora repair is needed. It was noted the Committee chairs were not consulted for input on the needed repairs or situation on Tuscarora.
- The previous priority that was set for immediate improvement was Tami Road and Blackfoot. It was hoped that would be completed before July 4 weekend. Staff did some work there, but GM reported she did not think it was worth the time spent and provided photos via email. The Chairs also responded and copied the BOD.
- Gary stopped to talk to the operator on Hiawatha Highway. He is a retired County grader operator and wonders if he is someone who might be sought out for some training. Gary will reach out about that for inclusion in the Plan/Report to the Board.
- The need for our unsafe road conditions to be a priority – for both the members and emergency folks.
- At the June 20 meeting the dump truck necessary repairs were discussed and Gary asked to see the estimate, so he and other Committee members can provide input. He will follow up on that request.
- Discussion of the possibility of working towards special assessments – which will also be included in the Plan/Report to the BOD. That requires a great deal of work but can be accomplished. Discussion of the impact of the decision when the special assessments were rolled in to not keep those funds allocated. A lot of trust has been lost because of the lack of visual results. It was asked if COLA could be applied. Jim said they had used years ago. Historic information was given by Shirley Wiegel and Jack to the Committee about what happened on both of those items. The Membership must approve any increase and has not done so.
- Discussion on the backhoe purchase which will set idle for 7 months pros and cons. Also pros and cons and different thoughts on whether purchasing or renting is best in this situation.
- Clarification was requested on the role of the Board Liaison by Gary. Randy offered his perspective as a previous General Manager, as to what he wanted to take place. His opinions were that reports should be provided to the entire BOD, and the liaison should be helping to get Board interaction and ensuring the entire BOD is in the loop. He also stated he had not attended a BOD meeting in quite some time. Patrice was on line and recommended getting on the Board agenda and getting before the entire Board and felt that would aid in getting all of the Board better informed.
- Discussed advantages to buying used because of the difficulty to work on the equipment after the maintenance agreement is up.
- It was agreed the minutes would be submitted for review and the Chairs will begin to work on the Plan/Report for the BOD and circulate for comments and suggestions. The turnaround time is pretty tight for minutes. Gary reported he had asked at the last Board Meeting since information from the GM and Liaison conflicted. Bryon felt moving the meeting would be good. It was agreed that Gary would reach out again about the timing and see if Tuesday end of day or Wednesday would work – if the minutes and report continue to be sent direct to the Board.
- This is not a complete list of the items discussed but is to the best of ability a broad review of the meeting and discussion.

Motion to adjourn the meeting was made by Gary at 10:50 am, second by Jack.