

# Sun Mountain Ranch Club

## August 2017 Newsletter

This edition of the Newsletter contains two reports. One is a road report written by Director Paul Tillman to make sure all members have an understanding of the money spent and the tasks undertaken to keep our road in good condition. The other is written by Director Phil Sanford to describe changes in the demands placed upon our treasurer. Also included is a copy of the 2018 budget.

As always, please contact the authors with any questions. Regarding the budget, if there are questions or comments please make contact with any director or our President, Rick Chapman. If appropriate please feel free to express any concerns in writing to the Board or Rick by mail to PO Box 1227, Winthrop, Wa 98862.

As a reminder, all officers, directors and other individuals making contributions to operating the HOA act as unpaid volunteers.

### Road Report

Paul Tillman is the current Board member who takes primary responsibility for coordinating and overseeing road maintenance and repair, as well as winter plowing. This article offers a perspective on both the costs and the work necessary to maintain roads. Paul can be reached at [dir1smrc@gmail.com](mailto:dir1smrc@gmail.com).

The association has approximately 10.2 miles of gravel roads. Sometimes people raise the idea of chip seal as a better alternative. In 2004 we obtained an estimates for chip sealing. They ranged from \$500,000 to \$750,000. That would easily cost one million dollars now. Divided by 304 lots this would cost \$3,300 per lot, or \$275 per month for a year. Chip seal is not maintenance free. Our yearly maintenance starts as soon as the snow melts. Once thawed, usually late March or April, we spot grade. We hit the potholes and the

serious washboarding on hills. This generally costs \$6-8,000 each year, depending on severity. This cost increases each year.

Our next effort is dust control. This is expensive. We use magnesium chloride because it not only controls dust it prevents pot holes and generally is thought to hold the road surface tight against breakdown.

It is necessary to wet the surface at application. Wet roads absorb the magnesium deeper. The process starts with more road grading. We spend another \$6-7,000 on grading. The magnesium costs \$225 a ton, and we require 10 tons per mile over the 10.2 miles of roads. Along with the cost of equipment and manpower to wet the roads dust control can cost \$35,000 annually. It generally increases each year.

Sometimes there are complaints in early summer about dust, especially in a dry Spring. We try to wait through the 4th of July to start dust control in order to avoid rain, and to make the magnesium last through the driest part of summer. If we get rain too soon after application it washes the still wet magnesium off the roads. That happened in the Spring of 2016.

If you don't want dust in August and September, its best to deal with a little dust in June. The only alternative is to take your chances on rain and apply earlier, and then face up to having to reapply in mid August. Our judgment has been to avoid two applications due to the cost.

The roads do not require much through late Summer and Fall. However, this year there were substantial building projects which involved heavy trucks, loads of gravel, etc. This almost immediately degraded the North entrance, returning the hill to washboard.

Plowing varies depending upon frequency and duration of snowfall, but can be bracketed between \$12,000 and \$18,000. In addition to routine maintenance we have also budgeted for road improvements which will cost up front, but reduce maintenance costs. Specifically, we are grading and installing water diversion on the road between the South entrance and the point where Larkspur meets Twin Lakes. Within that

stretch of road there are parts where snowmelt causes significant damage to the road every year.

The roads are our biggest budget item year after year. The best thing anyone can do to help keep road maintenance costs in control is abide the speed limit. Faster speed, like heavier vehicles, more quickly degrade the road surface.

### The Treasurer's Duties

Phil Sanford is a director. He joined the Board a little over one year ago after moving full time into the association. He can be reached at [director2smrc@gmail.com](mailto:director2smrc@gmail.com).

Michele Chapman is our Treasurer. She does a great job. However, this year the Board learned that she spends substantial amounts of time in this role, sometimes up to 20 hours a month. While we applaud her commitment, we don't want to lose her.

The Board this Summer resolved to have the booking keeping duties performed by the offices of Bart Bradshaw, CPA. Bart has a staff member who handles virtually every other association in the valley, with his oversight. More specifically his office will do all accounts payable and receivable (picking up mail and paying bills), will track dues payments, do our annual tax return, maintain the membership roster and numerous other tasks. For this he will charge the association \$390 per month.

Michele will remain the treasurer and handle the more day to day non book keeping activities like budgeting, key cards, and mail boxes. Both she and I will have oversight of all book keeping and other activities performed by Mr. Bradshaw's office.

In order to accomplish this we have a new address. You will note on next years dues billings that all correspondence and payments should be sent to PO Box 1227, Winthrop, WA 98862.

