

2016 Paleface Ranch Association Annual Meeting

Road Maintenance Committee Report

Overview

- The roads were constructed in 1995 and are 21 years old. We have 11 roads totaling just over 5 miles of pavement. They are the largest, most valuable HOA asset.
- Regular annual maintenance is critical to keep the roads in good condition. The main goal is to prevent the roads from getting in such bad shape that a total rebuild would be required.
- MLAW Engineering Company inspected the roads and provided maintenance recommendations in 2011 and again this year.
- Our HOA long-term maintenance approach is to crack seal yearly and chip seal all roads on a regular rotation basis every 5-7 years based on recommendations provided by engineer.

Two Primary Road Maintenance Items

1. Chip Sealing

- Uses rock and oil to form an overlay on the asphalt. It maintains the road's integrity. Oscar Road was the first road chip sealed in 2008 and was budgeted to be chip sealed in 2016 but based on the MLAW recommendation, we are delaying it until 2017. We recommend using Big Tex Paving, the same company we used in 2014. Their bid for chip sealing Oscar is \$54,000.
- Tres Coronas was chip sealed in 2011 at a cost of \$54,614, and is scheduled to be chip sealed in 2018.
- Performer, Envoy Place, Successor and Replica roads were chip sealed in 2013 at a cost of \$50,632, and are scheduled to be chip sealed in in 2020.
- Improver, Likeness, Oscar's Echo, Indian Divide Road and Indian Divide Cove roads were chip sealed in 2014 at a cost of \$51,436, and scheduled to be chip sealed in 2021.

2. Crack Sealing

- In addition to chip sealing, this annual maintenance is the best method to help maintain the longevity of the roads.
- All the roads will be crack sealed this year.

2016 Proposed Road Maintenance Committee Recommendations

The total proposed road maintenance package for 2016 presented at the April and June 2016 Board meetings consists of the following five items:

1. Chip Seal Oscar (\$54,000) (moved to 2017).
2. Hot crack seal all roads in 2016 (\$4,950).
3. Repair edge at the corner of the Oscar Rd and Tres Coronas intersection by saw-cutting the broken edge and adding a flat curb. (\$750)
4. Repair the soft spot close to the exit gate with asphalt, base and concrete.(\$2,750)
5. Repair both side edges of Oscar near the entrance by saw-cutting the broken edge and adding a flat curb. The curb will be installed on the entrance side from the end of the concrete near the gate to the first sign and on the exit side from the gate concrete edge to the edge of the first driveway (\$9,325) (moved to 2017).