

Rolling Acres Permanent Road Division Advisory Committee Meeting

5:30 pm, August 21, 2019 – Lillard Hall

Attendees:

Duane Chamberlain- county supervisor
David Block- county representative for PRD
Eric Tavenier, Pam Tavenier- parcel owners
Rich Naval, Warren Roberts- parcel owners
David Everitt- parcel owner, committee president
Steve St. Andre- parcel owner, committee president elect
Raphael Moore- parcel owner
Lorrie Flint- parcel owner, committee member
Marsha Torbert- parcel owner
Mark Campanelli, Kim Campanelli- parcel owners
Del Johnson, Vicki Johnson- parcel owners
John Rogers- parcel owner
Seph Stratton- parcel owner
John Forsythe- parcel owner

MINUTES

Agenda

Call to Order, Introductions, Approval of Agenda

The meeting was brought to order by President Everitt, followed by an opening statement by Supervisor Chamberlain. Having only recently become aware of the PRD meeting and associated issues he noted that his offices research indicated 24 homes paid \$175 per year for 33 years, which totals \$138,000, of which \$27,000 remains. The County works charges fees for any actions they take. The options for addressing the use of the remaining funds for costly road repairs include a 218 vote to raise revenue, or to remove the PRD from the county. Supervisor Chamberlain said he would look into all historical costs to find out where the dollars have been spent, that prevailing wages raises the cost of doing work through the county by 40% of what it would cost for the homeowner to get a contractor themselves. He recommends we leave the county.

It was noted that a majority of parcel owners (not number of people) is required to leave the county. All have to agree to disbursement to a newly formed private Road Association. You can't repair the road yourself with PRD dollars because it is a community private road under the PRD.

Public Comment: it was agreed that all public comment could occur in Discussion and Action Items period.

Discussion and Action Items

Discussion made it clear that the repairs to Yosemite at the culvert were a very timely issue and needed to be done prior to winter.

Rafi made suggestions on how to make a private Road Association (similar to the RAMWC water company) that carries insurance: non-profit, bylaws and rules, everyone signs, increase yearly cost sufficient to cover long term needs, identify costs of current repair needs on Yosemite and have one-time collection of funds that would be partially remitted with the existing funds when the relationship with the county was dissolved. Enforcement for yearly payments can only result in a lien on the property if the agreement was signed. If the parcel owner would not sign there would be "public shaming".

If all parties did not participate it was agreed that we could still collect enough funds each year. Three properties currently paying into the PRD funds do not front onto Yosemite or Yellowstone and likely would not participate in a Rolling Acres Road Association.

The County noted that we cannot borrow funds as an association.

There was a vote of all present about who was currently not interested in dissolving our relationship with the County and no one raised their hand. There were 12 of 24 parcels represented (3 of which are on Rd 96), and all 12 were interested in leaving the county and forming a private Road Association.

Vicki suggested that homes with more than one dwelling should pay more, which was followed by discussion. The assessments are based on parcels, not dwellings. Eric followed the discussion by suggesting this notion not be considered, that it was too much hair splitting, and that all costs be incurred by parcel, which seemed to get consensus.

It was suggested to create the association now in order to get the culvert on Yosemite repaired prior to the rainy season, fund it ourselves, then go through the dissolution process over time. The estimates from the county for repairs ranges from \$105,000 to \$150,000. John Rogers has gotten estimates that are closer to \$30,000 if we work through a contractor on our own. If we create the association first then we can be insured and hire an insured party to fix the road, and collect about \$2000 per parcel, depending on final costs.

Nomination and Election of Chair

David Everitt nominated Steve St. Andre to replace him as president of the Rolling Acres Road Committee. Eric said he was willing to join the committee.

Final Action Items

John Rogers will proceed with getting bids and total costs of Yosemite repairs, which needs to be done prior to talking to all neighbors. The bids need to be written for consideration by the Association. Rafi is looking into the details of the development of the Association, including insurance. There would be a one-time cost to fix the road, followed by an increase in the annual costs that would be determined on the basis of agreed upon annual needs by the Road Association. Steve will develop a proposal for the path forward to leave the county, develop an association, and how all could participate and take it to all neighbors to determine if there is a consensus.

Adjourned at 7:15 pm.

Minutes taken by Lorrie Flint