

# 2022 Road Committee Report

## 1. July 25 Flooding

- washed out part of the road near the common ground
- emergency repair performed by ICC to stabilize the road and re-grade the common ground (more dirt to be added and grass replanted soon by BCA)
- more discussion to follow during the special assessment voting

## 2. Culverts

- still planned to be replaced in 2022, work could happen at any time
- flares installed in 2023 to complete the project (price was \$850 each in 2020)
  - we broke up the project to spread costs
  - flares will help water flow and extend the life of the pipe
- ~~Concrete~~ or asphalt will need to be added after the dirt/gravel has settled (roughly 1 year after)

## 3. Potholes

- Several pot holes have been filled throughout the subdivision using a cold patch mix
- the patches seem to be holding up well and the plan is continue filling until roads are resurfaced

## 4. NID Poll

- Trustees posted a poll on next door assessing the interest of BCA pursuing a Neighborhood improvement District (NID) as a financing avenue for resurfacing our roads - roads would have been managed by the county afterwards if pursued
- The majority of responses were strongly against the NID - a NID is no longer being considered and the roads will remain under BCA ownership

## 5. Road Resurfacing

- Trustees and Road committee plan to hold a special meeting in late 2022 or early 2023 to discuss road resurfacing
  - Trustees and Road Committee met at length to brainstorm options for funding and need to gather more information.
    - Is a 1" overlay a good option? (Engineers and contractors have never suggested that)
    - What is MODOT using on Hwy 61 right now? (as per Dean Merz, regular 2" on main lanes and something lesser on the shoulder)
    - Do all at once or break up into phases (from back to front) and how to fund?
    - Recent re-quote just received is \$188,000 for all at once. 2013 quote for 3-phased approach was 35% per third. May be different now but that would give us a ballpark idea.
    - Special assessments vs increasing regular assessment or a combination?
    - Chip Seal has been brought up and thrown back out almost every year, but still on the table
  - The meeting will discuss short term and long-term options for repairing and maintaining BCA roads
  - The planned outcome of the meeting is a vote on a proposed path forward.