

Minutes

April 25, 2024

6:40pm-7:50 pm MT

Board of Directors Meeting

Calle Feliberto Road Maintenance Association

1. Meeting called to order at 6:40pm MT by President, Roland Jacobs. In attendance by Zoom- Doug Daubert, Steve Haskin, Roland Jacobs, Carrie Kahn, Stacy Pierce, Rhonda Vanderhoff, Jim Wilkins, Matt Schultz

2. Minutes of April 3, 2023 were approved, as amended by Roland.

3. President's Report

Explanation of Maxine's resignation was provided. We would like to continue to have representation from all areas of the road. Perhaps Audrey Cremer of Allison Road may replace her on the board. Doug Bridgers gave Maxine access to one of her properties without incumbrances and Maxine decided to also extend road access to Cindy Maestes, the owner of the Candle Factory, without incumbrance, including signing the CFRMA agreement. There appears to be no incentive for Cindy to pay her dues and it would be a hard sell since her property is so close to Rt 64. FYI, we would be happy if her tenant would keep the property from looking like a used car dump site.

4. Treasurer Reports that the books are balanced and \$9,778.22 is in the account. To date 26% of residents have paid their dues. Invoices were sent out a little bit late this year and more dues are anticipated. Monies that were inadvertently paid to the SNA will be returned to the RMA. Solstainable Builders have not yet paid their dues, Little Bighorn and Bitches Brew LLC, located at 61 Calle Feliberto have not paid their dues. Matt has stayed at their AirBnB and will nudge them.

5. Road Committee

At this juncture, potholes are more of an issue than washboarding. A solution is to put mud in potholes mixed with sand. We are looking for a new grader since Mark Martinez has raised his rates substantially. Others, including James and Matthew Vigil (2 separate graders) would charge even more.

Doug and Roland met with David Segura. He is an older, 81 year old, gentleman with an excellent referral from Valdez's Cerrito Colorado Road Association. He charges \$125/hour (vs Martinez \$250) and suggests using *Road Bond* mixed with water, sprayed and rolled as the final layer (which the Taos ski mountain also uses). This will keep the dust to a minimum and preserve the road with minimal yearly maintenance. He has 10 gallons left. It is now quite expensive but he will sell it to us at a fraction of the current retail price. Gravel will be ordered and delivered from Taos Gravel. To be more cost effective, David recommended repairing the

center 16' of the road, down from 25'. He will prep the road with water, spread and grade the material, roll the crown, and then add the final Road Bond layer. Doug and I, if Doug lets me, will save costs by driving the roller. The job should take three to four days. We hope to complete the initial 1/8 mile, or more, of Calle Feliberto. The used crushed asphalt at the entrance to Rt 64 has been ineffective and has to be removed and placed elsewhere. Steve Haskin has expressed an interest in spreading it along his "extended driveway" at the end of CF. Unfortunately, David will probably retire at the end of this year (but he has changed his mind in the past).

Budget:

\$5,300	material (pit run)
\$4,000	labor (@ 4 (8-hour) days, maybe less
\$ 200	water for truck
\$ 400	asphalt removal
\$ 100	gallon of Road Bond
\$10,000	Total Cost

All are in favor of working with Segura. We will consider drafting a contract.

Since Segura may be retiring, we are interested in raising additional funds to extend the job to at least a 1/4 of a mile from Rt 64. The following pledges were made to the HOA to be used to extend the work.

Roland	\$2,500
Steve	\$1,000
Matt	\$1,000

6. Old Business

No new neighbors since the last board meeting. Mark Mecketon's son, Sam, plans to build on the 5 acres that the family owns. This lot is between Norma and the Martinez house. Roland and Doug discussed plowing Calle Feliberto using Roland's jeep and snow plow.

7. New Business

The next meeting is scheduled for Thursday, July 25, 2024 at 6pm MT.