

## Timber Ridge May 2023 Annual Road Inspection and Update.

Here is an update on our road inspection and other maintenance issues for Timber Ridge in 2023.

We(Bob Milford, Tim Gallagher & Gary Franklin) with non Board members (David Campbell & Roland Mower ) met with Rich Bechtolt with Bechtolt Engineering at 9:30am on Tuesday, May 16, 2023.

We drove the 8 miles of Timber Ridge roads stopping to inspect some of the areas that need patching (due to alligator cracks)and pot holes that need filling with asphalt. We also inspected some of the cracks marked for filling. There were more cracks that need filling this year than last year, but not too bad. Rich Bechtolt stated our roads were in good shape considering the age and that we have done a good job maintaining our roads. His advice was to keep doing what we have been doing, which is basically fill cracks, patch areas with larger alligator cracks, fix potholes and chip seal roads as deemed needed. He commented it was a tough winter for roads in Southwest Colorado and our roads held up pretty well. He stated the chip seal from 2021 seems to be holding up quite well.

Tim and I met with Kip Strohecker on Wednesday May 24th. We showed him the areas needing patching and potholes that needed fixed. The potholes are mainly on Bristlecone from the Caprichio intersection to Heath intersection. He recommended just filling potholes with asphalt. Kip will try to get the patching and potholes done in June. Kip did not open his asphalt plant until 2nd week of May due to weather this year and ask us to be patient as he and his crew work to get caught up on their jobs.

He suggested filling the cracks in asphalt later this fall, unless he can get to it sooner. We were ok with that. The cracks in asphalt needing filling were marked with orange paint in April, but will probably need to be remarked closer to when the work actually is done. We are looking at filling cracks 1/4 inch wide that go down to the base. Kip stated that the chip seal came out a lot better than he originally thought it would and the oil from the chip seal has gotten harder and helps greatly with water penetrating into the cracks in asphalt.

Kip updated his price for patching for 3 inches of asphalt to \$6.25 per square foot. That is up from \$5.00 in 2021. The price for crack filling is \$2.10 per pound up from \$1.90 in 2021.

See below spreadsheet with the estimated patching cost for 2023 and location pictures. We budgeted \$15,000 for patching and \$10,000 for crack filing.

We are also looking at possible maintenance the Clubhouse Driveway. We will make a decision after we get all the information and cost estimates needed.

**The options are:** The driveway is about 16,000 square feet.

1. Do nothing right now.
2. Put more gravel on the driveway and improve the crown. Estimated Cost \$10,000 for 3 inches of 3/4 inch minus gravel (Road Base Class 6)
3. Put Crushed asphalt on the driveway and improve the crown. Kip said about \$1.25 per sf.  $16,000 \times \$1.25 = \$20,000$
4. Put Mag Chloride on the driveway to lessen dust issues. (TBD)
5. Put an eco-friendly Soil Stabilization on Driveway. (TBD)

Tyler Albers, Sticks and Stones Land management is fixing the issue with the bad section of the trail and improving the drainage on that section. Also, will install a culvert on the trail where it crosses Bristlecone uphill towards Yarrow. The issue from bad drainage on small section of trail is east of the Bristlecone crossing across where the culvert is to be installed. The drainage off of Bristlecone is flowing water onto the trail as it did last year.

We already purchased the steel culvert last year and plan to use the extra gravel from chip seal on culvert. He estimates about 8 hours at \$120 per hour to install culvert and fix drainage and trail on that section. Estimated cost \$1,000 Budgeted \$1,000.

Also, As stated before CTRMD hired Chris Edwards, Cut Below Lawn Care to spray noxious weeds and mow around Clubhouse and Mailboxes/Pond. There are a lot of mullein and thistle on TR common property this year. He plans the first mowing in June. The Plan is to keep spraying noxious weeds as needed during the summer months, including spraying the trails as needed.

That is it from now.

Thanks,

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President, CTRMD Board

	Timber Ridge Patching 2023	Length	Width	Square Feet	Price per SF	Total Amount
1	Bristlecone near Caprichio	35	6	210	\$6.25	\$1,312.50
2	Bristlecone near Caprichio	33	6	198	\$6.25	\$1,237.50
3	Heath South of Mariposa	16	6	96	\$6.25	\$600.00
4	Bristlecone East of Kelsey	23	6	138	\$6.25	\$862.50
5	Bristlecone East of Kelsey	10	6	60	\$6.25	\$375.00
	Estimated Total 2023					<b>\$4,387.50</b>



1. Bristlecone near Caprichio



2. Bristlecone near Caprichio



3. Heath South of Mariposa



4.Bristlecone East of Kelsey



5. Bristlecone East of Kelsey