

Glastonbury Landowners, Inc.
Road Committee Meeting Minutes
September 25, 2015, 7:00 PM @ Liberty Hall

Present: Landowners: Val O'Connell, Ia Williams, Donna Lash-Andersen, Claudette Dirkers.
Committee Members: Robert Wallace and Paul Ranttalo (Co-Chairs), Dan Kehoe, Ed Dobrowski, Charlene Murphy. Board member: Newman Brozovsky.

Agenda Item #1. Discussion of Pennzsuppress D.

Val O'Connell, Ed Dobrowski and Robert Wallace shared their research on this product which is designed to stabilize gravel roads and control dust. It is a non-toxic paraffin based product. The product rep has given the GLA a 55 gallon drum of the product to test for free. This is enough to cover a 100 foot long section of road. After the road is properly prepared with gravel and rolled, the product is mixed inside a water truck and applied in three coats. Discussion concluded that the test is possible to do when the normal fall grading is done in October. It will cost less than \$2000 to do the test. The beginning section of Arcturus just as you turn off the paved road was chosen for the test. If the product holds up to the heavy traffic on Arcturus the Association can further discuss and carefully consider using the product more widely next year. The product can also be used to seal paved roads similar to chip sealing. It normally sells for \$9 per gallon but the rep has promised the GLA a special rate of \$6.60 per gallon. That's \$34,000 for a 5,000 gallon truck of the product, enough to cover 2.5 miles of road. Next year after the road paving loan is paid off there will be an additional \$30,000 in the budget to allocate for road work. Robert estimated that is would take an additional \$10,000 of gravel and water truck rental over and above the \$34,000 to use the product. Robert said \$10,000 was a rough estimate and to get a true estimate we would have to get bids at a later date.

Agenda Item #2. Fall Grading

Fall grading will be done in October. We try to time it with the rains. Without enough rains a water truck is needed to get a good grading. Discussion included asking Mike Adkins to use a water truck whenever there is not sufficient rain. Paul Ranttalo, Ed Dobrowski and Robert Wallace will do a road assessment to determine where to best use the remaining grading budget. Some of the best gravel is from Durgan's, crushed that is more stable than round rocks that roll off the road. This will be used on the test section of Arcturus using Pennzsuppress D. The gravel from Adkins @ \$300/20 yards. The road assessment will also determine where ditches are needed. The grader cannot clean out ditches because it can damage the blade. A back hoe is needed to do ditch work.

Agenda Item #3. Prep and organizing for winter snow plowing

Fred Counts is available to be the main snow plow employee again this year. One or two more back up drivers are needed just in case. The truck will have minor repairs, brakes, oil change costing less than \$200. There is enough sand in the Quonset hut for 3-4 storms. Ed Dobrowski doesn't approve of Fred Counts for snow plowing. He believes Fred is overcharging.

Taurus Rd needs tall 10' reflectors to warn of a drop off on the curve / hill.

Agenda Item #4. New Co-Chair needed in November when Robert Wallace completes his 2 year term.

This is a decision for the entire board and will be decided after the November election. Ed Dobrowski is willing to serve as the SG Road Committee Co-chair if voted to do so by the board.

Agenda Item #5. Condition of NG paved road.

The consensus is that the GLA needs a detailed assessment of the NG paved roads by an engineer, including Capricorn, Sirius and Aires. Donna Lash-Andersen volunteered to contact Vernon Nye's son who is a road engineer in Bozeman. He may be willing to help us. The need for proper drainage ditches along the paved roads was discussed.

Bailey Paving will crack seal in October. A member of the road committee will be onsite to observe this work. It will be done when the air temperature is 40 degrees or above.

It was noted that Park County had crack sealed Story Road was beginning the project on Dry Creek Road, that the guard rail is now repaired on the north entrance to Glastonbury North.

Another topic of discussion was the Road Policy. Dan Kehoe said the attorney advised that the road policy should be changed to more closely follow the Covenants 8.01 c. in its wording. Ed Dobrowski said he spoke with Seth Cunningham who told him we should follow the Road Policy and if we want to change it we should involve landowners.