

MIDDLE CRAWFORD ROAD ASSOCIATION

BUILDING THE CRAWFORD ROAD COMMUNITY

MCRA Board Meeting Minutes

November 13th, 2024

Airport Classroom – Beginning at 5:30pm

Call to Order - 1735

Welcome – Jen, Tara, Rolfe, Mary, Mary Kaye, Terry, Doug

- Meeting with South Crawford Road Association. Jen had a chance to talk to Lance (President) and his wife Wendy. They reported being open for discussion related to giving MCRA their road maintenance dues. They currently pay \$1000/yr for Water and Road maintenance. Further discussions will continue. They were invited to attend our meetings.
- Per our insurance broker, we have the standard coverage needed for an association like ours. In their experience, they have never heard of individual board members being held liable for amounts beyond what they were insured for.

Meeting Minutes-

- Review Meeting Minutes for Approval for September 2024 and October 2024. Most board members did not get a chance to review the minutes in Dropbox so it was agreed that our board will have 5 days to review the minutes and if there are no changes or corrections, then the minutes will pass as submitted.

Financial Report-

- Mitch did an emergency repair on the North end near Forest Knoll as water had cut into the gravel deep enough that a conduit was exposed. We have not received the invoice for this repair yet.
- Budget for 2025 – The 2024 budget was distributed and the attending members discussed each element for 2025. Most elements were agreed upon but there was a couple more outstanding questions that arose that would directly affect the budget.
- The board would like to get a quote in writing from Mitch related to doing a large rehab project on the dirt portion of the road that would involve bringing in about 12 loads of gravel.

- A motion was made by Tara to give Rolfe the authority to okay Mitch to execute the rehab project as long as the cost remains at or less than \$12,000. If greater than \$12,000 then the board would need to discuss again. Rolfe seconded the motion. The motion passed.
- The board would also like to get an idea of the cost of chip sealing the currently paved section. Terry will get the approximate square footage and get an estimate for the chip sealing. The unraveling happening in the area is deteriorating the road rapidly and repairs will be needed in the near term.
- It has been suggested that we increase the assessments per the CPI, which is 3% and increase each year. This will be discussed more once the board has a solid budget for 2025.
- Due to the unanswered questions, the board will do a Zoom meeting on Sunday, November 17th at 1pm to finalize the budget with the outlying answers to the boards' questions.

Road Maintenance and Projects-

- Road Maintenance Update – Rolfe has been in discussions with Mitch and has organized for members to help blow out organics this weekend in preparation for Mitch to be able to start the large rehab as early as Monday (assuming the quote is within limits).
- More questions that Rolfe will ask Mitch is: If we do this rehab, how soon will it possibly need to be done again? Should we plan on spraying since we are investing in this large of a rehab? Are we supposed to be using a Grade all in our ditches?

Old Business-

- South Crawford Road Sign:
 - Tara will order up the sign blank and make the road sign for the south end on 525.
 - Mary will recheck as to what is allowed as far as reflectors.
 - Max will investigate the post to mount the sign.

Adjourn- 1850