

October 22, 2025

Road District Meeting 10/22/2025 – Minutes taken by Colgan Huber

Board Members present: Jerome Hoffman, Dirk Blackmer, Colgan Huber and Dayna Vinich.

Dirk made a motion at 3:00 pm to open the meeting.

Jerome made a motion and second by Colgan to accept the minutes of the last meeting on 9/30/24. Passed unanimously.

Old Business

Mike Short as of this time has still not fixed the collapsed culvert on Reunion Ridge at the Schmits residence, which is an infrastructure expense and not a Road District expense. Dirk stated that Mike Short stated this was his expense and issue.

Jerome brought up the cracked curbing and road damage behind Dean Schwartz's residence on Stagecoach still has not been repaired. Jerome stated that Woods Builders indicated this damage was not done by them. After discussion, when new construction begins in that area, we can address it at that time.

New Business

Dirk brought up snow plowing on the new road into the new clubhouse and Hidden Pines development from Hwy 14A and Stagecoach Trail. Also, discussion on the Apple Springs entrance from heavy traffic is damaging the road. There was also discussion on the dip on the road above the culvert tunnel for the golf course. Jerome stated that Mike Short does not feel any repairs is his responsibility. It was decided that since there is no road damage at this time, we will continue to monitor.

Also, discussion on snow plowing on Falling Waters. Dirk touched base with Mike Short concerning the snow plowing, but no response from Mike.

It was voted to table this issue since the new clubhouse will not be open until next year.

Jerome brought up speed limit signs on Apple Springs Blvd. Jerome stated he did not purchase any speed limit sign, since the new covenants are not signed or enforced. There is nothing in the new covenants mentioning speed limit signs. It was voted to table this issue.

Dirk asked that the DRM invoice remain open until Mike Short pays.

Discussion on snow plowing in Apple Springs, that Sam uses chains with heavy snow and it scars the pavement. We also discussed looking for bids on snow plowing which was done three years ago, but no outside interest. Also discussed turning over snow plowing bills to Mike Short as stated in the covenants that the HOA is responsible for the cost of snow removal. It was decided to table this issue until next meeting.

Gary Jurgens contacted Dirk concerning a bench on Apple Springs Blvd which was on the corner of Reunion Ridge that was removed. It was the consensus of the board, that this is a responsibility of the HOA.

Elections for Road District directors was discussed. In the May 11, 2024 Road District meeting the following Board terms were unanimously passed. Jerome as treasurer 3 years, Dirk as president and Colgan as secretary 2 years, and Danya as honorary board member 1 year. It was discussed that elections from lot owners must be held. We discussed that we need to get an updated email list of lot owners for an election. Dirk asked Jerome to work on getting an updated email listing. The timeline for notices is February or March and election in April 2026.

The board discussed goals for 2026. Goals were to seal Club View Ct., Masters Court, and Dan Carlson entrance. Discussion to include the front entrance for Apple Springs Blvd entrance to Stagecoach for repair. Jerome mentioned stop signs at Apple Springs Blvd and Stagecoach Trail by the two new houses. Installation of stops signs was tabled.

Treasurer's Report

Cash Balance as of today is \$34,805.70. YTD, we have collected \$20,650 from Lawrence County. Jerome stated that we should have another approximate \$20,000 coming from Lawrence County. YTD snow plow expense has been \$7,263, road repair/sealing \$23,226, culvert maintenance \$11,600. Mike Short still owes \$4,768.75 (25%) for culvert maintenance. The Road District has already paid 100% of this bill for Jellesed curb and gutter.

Pending bills for asphalt \$2,500 (Jellesed) and pavement for the mail boxes on Wildberger Road is \$7,500.00. Projected year-end cash balance is \$45,000.

Board discussed having our next meeting in February 2026 after we have election information.

Meeting was adjourned at 4:34 pm.