

MINUTES OF MEETING

Apache Hills Road Maintenance Association

October 4, 1990

Minutes taken by Margaret Stump, Transcribed by Robert E. Runyon.

A quorum of property owners in Apache Hills was in attendance at the meeting held in the Richland Nazarene Church.

The meeting was called to order by Mr. Van McPherson, one of the organizers of the Association, at approximately 7:30PM.

District County Commissioner Don Young was in attendance. Mr. Young has examined the roads in Apache Hills, and he commented that the roads can be temporarily repaired by digging out the dirt and grass in the cracks, and pouring (sweeping) in SS1 (slurry sealer) to stop further water penetration into the subsurface. He advised that fog sealing will not work here because the cracks are too big. There is approximately 1.4 mile of road in Apache Hills. Hot mix resurfacing on top of the present pavement is estimated to cost \$30,000 per mile for one inch. Mr. Young recommended at least three inches of surface, if we decide to use hot mix. Chip and oil resurfacing on top of repaired roads is estimated at \$5,600 per mile. If the roads are patched and sealed now, we might have as much as 3 to 4 years before major resurfacing would be required.

No money is presently available for the county to take on any more roads for maintenance. There are approximately 100 miles of "private" roads such as ours in the count. District one maintains approximately 200 miles of roads at present. No money is derived from property taxes for roads in the State of Oklahoma. All road money comes from fuel taxes, and licensing fees. Therefore the owners of sub divisions such as Apache Hills are on their own for road maintenance since the developer did not successfully dedicate the roads to the Public.

The SS1 sealer can be purchased through the County at cost. Any resurfacing can likewise be obtained at cost by "piggy backing" on the County's contracts, and paying the contractor directly. Apache hills would not need to take bids, and award contracts for the work. Mr. Young has assured us that as long as he is County Commissioner, he will cooperate with us the maximum extent possible, and will assist us in any way he can to maintain our roads.

Discussions concerning how much per year should be assessed the homeowners.

Roger Everett suggested we first consent to forming the Association, and elect officers before getting into discussions of specifics. A question concerning when the document and necessary certifications will be filed was raised. Mr. Everett advised the document and certifications will be filed as soon as all the signatures are in. He also advised that if we are short any signatures, and anyone refuses to sign up for the Association we can go ahead and form the Association anyway, and when the roads are resurfaced, we can sue the property owner under a legal theory known as Unjustified Enrichment".

Election of officers was held with nominations from the floor. Nominations were limited to three (3) each for the offices of Association President, Vice-President, Secretary/Treasurer, and three (3) Board Members in accordance with the formation document being signed by the property owners.

Voting to be done by property owners in accordance with number of lots owned by a show of hands.

Nominees for President: Roger Everett, Robert Runyon, Jim Tanner. Roger Everett was elected Association President.

Nominees for Vice-President: Jim Tanner, Rob Runyon. Jim Tanner was elected Association Vice-President.

Nominees for Secretary/Treasurer Rob Runyon, Mike Billbe. Robert Runyon elected Association Secretary/Treasurer.

Nominees for Association Board of Directors: Don Stump, Jerry Stratton, Mike Billbe. Nominations closed by motion and second. The nominees elected by acclamation.

Association Vice President Tanner conducted the meeting from that point. After some discussion, Jim Tanner suggested \$75.00 per lot per year as the starting assessment. This amount would allow us to pay for the SS1 patching compound, and build a cash reserve in the next two to three years for oil and chip resurfacing. It was so moved and seconded. Motion carried.

Assessment dues will be due and payable in mid-December.

Rob Runyon will set up an accounting and tracking system, approved by the Board for handling the money. Monies collected will be deposited in an interest-bearing insured account.

Motion to adjourn made and seconded.

Transcribed the seventh day of October, 1990,

Robert E. Runyon, Association Secretary/Treasurer.