

Report Of The Annual Meeting Of The Yellow Cliff & Hope &  
Carton Hill Property Owners Association  
<http://yellowcliffhopeandcarton.org>

The Annual Meeting took place on January 24, 2019 at 5:30pm at the school bus shanty next to the Cotton Valley Fire Station.

Kenneth Koch, President of POA presides.

Nancy Fuller (Secretary & Treasurer) gave the Treasurer's Report:

- \$104,000 of unpaid dues is owed to the POA.
- 18 lots were represented at the Annual Meeting. All dues paid in full. All eligible to vote.

Brian Boschen, Road Committee chairman next gave the Road Report:

- The Roads Committee has met numerous times over the past year to review road conditions, clean up wires along the roads, and discuss solutions. The dates of Road Committee actions are as follows:

- February, 2018

Gathered and bundled many telephone and power cables in order to facilitate brush cutting.

- March, 2018

Engaged Christian and Joseph to grade roads and cut the bush. Surveyed several residents who felt a good job was done.

## Page Two

- June, 2018

Chairman Boschen met with Bob Vitale at Midwest Industrial Supply, in Canton, Ohio, suppliers of soil stabilization polymers and process. Toured their facility, and discussed how their process could be used to stabilize our roads.

In order for them to recommend the appropriate stabilizer, they would need soil samples to analyze. Specialized equipment is required to prepare the road surface, apply and mix the polymer. Equipment prices range in the \$125,000 range for the stone crusher, and it isn't known if anyone already has such equipment on island. A 200 HP tractor also required.

- Chairman Boschen toured all of the roads during the heaviest rains this summer and fall, and developed a chart showing proposed swales to divert runoff without taking soil with it.

- September-January

Chairman Boschen has taken two contractors for tours of these areas and requested proposals from each. The cheapest proposal so far was about \$22,000-25,000 per approximate 600 foot section of swale. These would be similar to the larger swales currently in our roads, but deeper. Diagram indicates they would be 4 feet wide, by 4-6" thick, and 8" deep, using fiber-reinforced concrete. Areas under consideration are shown on the proposal map.

Chairman Boschen indicates he would propose a series of annual special assessments to install these over a period of 5-7 years, so that we reduce the damage done by rains, and thus reduce the annual road maintenance grading costs. Priority would be given to those areas first which seem to put safety at risk, and those which would have the greatest impact on maintenance.

## Page Three

Chairman Boschen has also contacted Commissioner Nelson Petty Jr. of Public Works to ask about paving our roads with FEMA funds. He has not heard back from him yet.

A discussion on the roads report followed with the following main issues discussed:

- An increase of the opening size of the driveway culvert drainage pipes beneath some of the plots,

- Rick and Zandy Starr recommended that the Board of Directors re-review the report entitled:

*“Hope and Carton Hill Road Management Plan  
January 2013”*

The report is available as a PDF on the Yellow Cliff & Hope and Carton Hill POA website:

<http://yellowcliffhopeandcarton.org>

This report was funded with \$60,000 grant from the St. Croix Environmental Association and authored by the Horsley Witten Group, Inc.

- Road Ownership and Potential Liability to the POA and/or individual property owners. President Kenneth Koch indicated that our attorney on the matter, Alicia Quigley was of the opinion that the ownership of the roads by an individual person did not absolve the POA (and possibly individual property owners) of exposure to liability.

The reasoning was that since the POA contracted to have the roads maintained, the POA has effectively “Taken and assumed control of the roads.” Ken has indicated that he plans to obtain a written report on this matter from Atty. Quigley.

Page Four

New Discussion:

- The Dumpster Site next to the Cotton Valley fire station.

Many attending the General Meeting opined and agreed that the dumpster site was an eyesore and a health hazard (vermin and feral cats etc., as well as a breeding ground for mosquitoes).

Ken indicated that he has tried but to no avail to have the VI Waste Management Authority (WMA) to correct the undesirable conditions.

Zandy indicated a willingness to reach out to John Farchette who is a Marine Park Ranger at Department of Planning & Natural Resources (DPNR) since the contaminated water runoff from the dumpsite empties into the adjacent St. Croix East End Marine Park of which DPNR has jurisdiction over.

The General Meeting was adjourned at 6:40 PM