

# **Copalis Rocks Development – Annual Meeting 2013**

Saturday, May 25, 2013 1:00 pm

Copalis Community Church

## **Attendees:**

Phil and Sue B.  
Mary and Doug B.  
Chevy C.  
Robert N.

## **Meeting Minutes**

**Meeting called to order**

### **Security Gate:**

Main entry security gate has been installed and is now operational. We experienced a problem where the electricity was spiking at 150 volts and as a result, the punch keypad at the entry malfunctioned. We reported the overvoltage issue to Grays Harbor PUD, and after investigation it was determined that the neutral wire from the meter had corroded which caused the keypad electronics to malfunction. The gate company replaced it and Grays Harbor reimbursed our Copalis Road fund for costs incurred.

### **Main Entry and Hillside Mowing:**

The yard company hired to mow continues with the job of keeping the entry and hillside area mowed and looking good. We will have them mow further to the south along the hillside to keep the blackberry shrubs and weeds at bay. In the fall of 2013, we will plant various trees and native shrubs in clumps along the hillside. This should help to stabilize this steep hillside area.

### **Lower “Y” Asphalt Patch Area:**

The patch job near the lower “Y” where the pillows of rock were added to shore up the roadway continues to hold. However, the asphalt overlay has separated again and we will need to address this when the weather clears. We may need to either overlay this area with a layer of asphalt or fill in the crack with tar. It’s important that water not penetrate and saturate the soil below,

creating further spread or weakening of the underlayment of rock and soil strata. We will call Lakeside Industries to come out early summer to help determine the best course of action. More to follow with respect to this.

### **South Lane Culvert Work:**

Grays Harbor PUD experienced a fault along the south lane early Fall 2012. This required digging around the area of the culvert near the bend right after the Farnam's house along the lower south lane. The PUD created an issue where water was not able to escape through the culvert and subsequently on out to the ocean. The entire south lane was under water and a mess of cut up trees and dirt was left. The PUD has since cleaned up this area, but further cleanup is necessary. The PUD is aware of this.

### **Mutual Road Association Bank Account:**

We are in good standing with the following account balances:

(not for public knowledge – contact CRMBA)

### **Road Dues:**

Annual road dues of \$240.00 are due and can be mailed to Mary B. at the address below. We plan to send an invoice to all homeowners and landowners in the near future. The \$240.00 per year or \$20 per month goes into the mutual road account and is applied to the regular maintenance / mowing to the entry and hillside areas, any asphalt maintenance to the paved roadway and the planting of trees along the hillside area. A reserve is being established to address future capital intensive expenditures.

Mary B.  
18118 Brittany Dr SW  
Normandy Park, Washington 98166

Make Checks Payable to: **Copalis Rocks Road Fund**

### **Reservoir Construction / Plans:**

Reservoir construction is underway and Robert N. has generously agreed to be on-site and oversee the project. This will help us keep the contractor on task and ensure that the work is being done properly. We expect that this project will take roughly 1 ½ months to complete and at times water service will be shut off for short periods. We will do our best to limit these outages and communicate this to the community via e-mail. We also realize that because we only have one way in and out of the development, access in and out may be delayed, so please be patient as equipment will need to be moved.

Plans for the reservoir are available, please contact Chevy for these.

**Meeting Adjourned**