

Copalis Rocks Road Meeting May 28, 2011

10:00 am – Copalis Rocks Church

Attendance:

Chevy & JoAnn Chase
Dick & Diane Kahler
Robert Norswing Jr.
Miles Batchelder
David Sack
Joe Eschbach
George Zelanik
Jeff Adams
Doug & Mary Buffett
Jim Franzel

Introductions by Dick Kahler and thanks to those that have worked hard to obtain information about various road repair options.

Currently the road is in dire need of repair, service vehicles and emergency vehicles have declined delivery and other services to the “neighborhood” of Copalis Rocks. Something needs to be done.

Several road repair options were sent out by email in advance of the meeting. The most interest was in doing the cheaper solution so that an immediate fix could be had and following up in the next year with a more permanent fix.

Discussion about moving the road North or South and the ramifications of each:

Moving the road north and uphill moves away from the sloughing slope, and will improve the stability of the road. At the worst area of the road, the easement is only 9 feet to the north and the embankment is about 6 to 8 feet high. It would likely require some type of retaining wall. The option of going “South” would entail a more expensive retaining wall, and our group is likely not going to raise that much money with few

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people contributing to the road repair fund. Perhaps in the future if some type of association is formed, and funds are collected on a yearly basis, a wall is attainable, but not with the current homeowner base.

Once the scope of work has been specified, who is going to sign off on the contract prior to the commencement of work?

We do not have an association formed at present, thus someone or a group of individuals will need to do this and take on that type of liability personally and who will pay for the attorney fees involved.

Open for discussion. We settled that those homeowners, present at the meeting who would like to form a road group do so under the guise of forming one to cover any liability we (the owners of this road group) would have. This group could go out for a separate insurance coverage specifically for the road. Jeff Adams and Dave Sack to look into.

Underground Utilities Power and Phone:

Grays Harbor PUD and the phone company have expressed interest in undergrounding utilities from the highway to the lower “Y”. They requested details of the road repair so that this type of project can get into their budget. PUD believes the span is too long coming from the highway to the bottom of the hill (at the Y), there are many trees where the lines go through and undergrounding this span would help with maintenance issues. Can conduit be laid at the same time as the road is taken down to gravel, and who is going to pay for this. As it is, we can’t even raise enough money from the current households and some households refuse to pay.

Cutting Into the hill just past the first “Y” to move the road north :

Discussion about this and the ramifications of doing so. Need to take out a couple of trees along the bank and stabilize with some type of retaining wall. This would gain about 2 ft, at the narrowest point prior to the upper Ceryance drive. The culvert at the upper “Y” would need to be repaired or replaced as well as the drainage ditch along the North side of

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the road needs to be graded out to allow for the proper distribution of water. The culverts at the Ceryances' drive North and South will need to be reestablished under each drive and the ditch cleared out so that water can flow.

Decision:

It was generally decided to follow through with a short term solution as follows:

In the upper half of the road (above the Y to the upper north lane, do an asphalt overlay over the subsided area. Below the Y, look a bit further into excavating into the bank along the north and proceed with that solution if cost is low. Cut and patch the big pothole at the bottom of the hill. Clean out the ditch along the north and add a second culvert just above Ceryance's drive, crossing the road to the south.

Robert Norswing is going to continue to look into the option of moving the wall south. One idea to save cost is to do just a portion of the wall at the worst/narrowest location.

Is \$500.00 per property going to be enough to cover the scope of work?

No, more funds will need to be raised.

Is the membrane under the road still viable?

Good sign that it has held up this well to date. However, it may need to be removed when the top 18 inches of road is taken off up to the top of the hill, and replaced with a new membrane, rock, and then asphalt. Culverts will need to be replaced as well as ditch clearing to allow for water drainage. **Not a \$500.00 per household expense.**

Action items:

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Dave Sack and Jeff Adams to look into the idea of forming some sort of road group and to see if general liability insurance is available.

Dick Kahler, who put in a lot of effort this past year getting us to this point will step down as head of the road group. Jeff Adams has volunteered to take over the bank account. Robert Norswing, David Sack, and Mary Buffett will continue to work towards a solution.

Robert Norswing to look at a reduced scope for the south wall that would be affordable even this year.

All households are requested to send in another \$500 assessment to help fund this next step. Many have contributed \$500 for the first assessment, others have not. If you have not, please send in what you can.

Send Payments to:

Jeff Adams
1202 Chilton Road
Aberdeen, WA 98520

Visit the water systems website for more information at:
www.copalisrockswater.org