

**ALPINE MOUNTAIN HOA  
ROAD COMMITTEE STATUS REPORT  
APRIL 19, 2023**

**A) BUDGET REMAINING FY 2022-2023**

- The financial statements show that we have \$26,395 remaining this year for roads, \$16,681 from the three routine maintenance line items, and \$9,714 from the Road Repair budget (see insert below).
- This large savings is due to: 1) some good luck (a mild winter and Duke’s extensive tree trimming for 3 wks), and 2) our doing the majority of the prep for work for LST paving and general shoulder/ditch repairs ourselves (thanks to Brant & Bo).

Roads	Actual	Budget		
<b>Berm mowing/ trimming</b>	728.00	6,000.00	-5,272.00	Linc - mowing
<b>Culvert &amp; Tree Maintenance</b>	2,048.00	7,000.00	-4,952.00	Linc & Brant – ditch cleaning
<b>Winter maintenance</b>	543.00	7,000.00	-6,457.00	Corey – ice melt
				<b>-\$16,681.00</b>
<b>Road Repair</b>	52,943.55	62,658.00	-9,714.45	
			<b>-\$ 26,395.45</b>	

- We may need one more mowing this FY (say \$2,000?)?
- We can use the remainder to prep shoulders/ditches this FY, prior to paving early next FY, and to perform other required road repairs not related to the TS Fred repair items that the State funds may cover.

**B) BUDGET FOR FY 2023-2024**

- We assume we will keep the three routine maintenance line items the same as last year: \$20,000 total?
- If we get nothing from the State for TS Fred that will leave only ~\$63,000 available for FY 2023-2024 for the Road Repair Budget. This will only allow us to pave one of our high priority areas (see Paving Table under section D).

**C) TROPICAL STORM FRED FUNDS – UPDATE & SUMMARY**

- We rec’d this update from Dawson in an email late Monday 4-17-23: *“I do not have an update for you currently. Last time I check we are still waiting on the general assembly to pass their budget for the year before we move forward. You can tell the board that y’all’s application is in good standing, we have collected all the information we need, and you have worked hard to jump through many hoops. As of now all we can do is wait for the legislator.”*
- On March 1 we submitted \$189,925 in previous work: \$106,682 for paving and \$83,243 in other repair work. At one point we were told HOAs don’t get paid for 100% of these receipts but that we could “possibly” get 33% of the paving (since it was for almost all of LST) and 50% of the repair. This would be ~\$35,500 + ~\$41,500 = \$77,000!!
- Also in that submittal were repair quotes (from Jeremy Inman of Fork Mtn Infrastructure for \$166,950) and a paving quote (from Custom Paving for \$90,715) for future work required due to TS Fred damage. Similar to the previous work, we were told that the State would likely only pay for 50% +/- of this future work.
- If we are fortunate enough to have the State provide these funds it will cover five areas, the first four of these are our biggest, and most expensive to repair, problem areas in the entire neighborhood:
  - 1) Mountain Creek – culvert replacement, move & widen road, shoulder & ditch repair, and pave .
  - 2) Lady Slipper Trail – build up shoulders entire length, and also the bank along creek to protect the road, and repair ditches. Inman quoted \$98,950 for #1 & #2.
  - 3) Parking Area – culvert enlargement & replacement for creek, level road, correct ditches and drainage, pave. Inman said he could get this covered with a change order with money left over from other areas?
  - 4) Mtn Lily Ridge (at Ray’s curve) - culvert replacement, move & widen road, shoulder & ditch repair, and pave. Inman quoted \$57,500 for #4.
  - 5) Mtn Azalea (on hill before the Lloyds) – replace metal culvert that has corroded to the extent that the shoulder is caving in. Inman quoted \$10,950 for #5.

**D) ROAD PLAN for FY 2023-2024**

• Since there is still a chance that the State will provide funds for those five critical areas, we propose that our Road Plan for FY 23-24 show our ~\$63,000 budget being spent on other priorities such as:

- 1) Paving one of the badly needed sections in the chart below.
- 2) Repairing shoulders & ditches, especially areas with potential water damage to roads, and where paving will be done.
- 3) Replacing (or sleeving) culverts as required and in order of priority after more investigation.
- 4) Maintain gravel road sections with grading and gravel as required: Mtn Lily Ridge, LST Extension, & Mtn Mint.

• We are currently trying to work with a local contractor (Corey Buice – CB Land Management LLC) to do some of the above this FY, or prior to paving, but he has been slow to give us quotes. He was our snow removal contractor and local so we thought we might finally have a contractor we could depend on for a season or two but we'll see.

• This is the short term concept since we expect to learn by August how much money, if any, we will receive from the TS Fred fund. If we aren't getting any money from the State then we have to shuffle items and possibly make some compromises to spread our funds as needed.

ALPINE MOUNTAIN HOA ROAD PAVING - TOP PRIORITIES & ESTIMATED COST											
Based on measurements by Bo & Ben on 8-22-22											
PRIORITY	ROAD NAME	LOCATION	DIMENSIONS				COST		COST		DESCRIPTION
			Length	Width	Area	Area	Quoted Asphalt	Quoted Area	Total Installed	Unit Cost	
			(ft)	(ft)	(sq.ft)	(sq.yds)	(tons)	(sq.yds)	(\$)	(\$/sq.yd.)	
com- pleted	Lady Slipper	from start of LST to past Milbourn's	3200	12	38,400	4,267	460	4,267	\$106,682	\$ 25.00	Actual cost of work completed Dec 2022. Quote was \$108,682 for 4267 sq.yds & ~460 tns. Actual qty applied 506.25 tons.
			3300	11	36,300	4,033					
1	Mtn Lily Ridge	from before Thogmartin's to Tomey's	1250	12	15,000	1,667			\$ 41,667	\$ 25.00	Pavement is alligatored and breaking up. Needs to be paved soon or risk paying more to remove sections to base.
2	Wildflower Cove	from curve before Jenn. Taylor to start of S-Curve	840	13	10,920	1,213			\$ 30,333	\$ 25.00	
3	Wildflower Cove	from MLR split to above MJ's	1990	12	23,880	2,653			\$ 66,333	\$ 25.00	
4	Wildflower Cove	from mirror/guardrail near Paris's to Heloc's	822	16	13,152	1,461			\$ 36,533	\$ 25.00	
<b>PAVING LINE ITEMS UNDER T.S. FRED SCOPE (from Custom Paving Quote Feb 2023)</b>											
TSF-1	Mountain Creek	start of curve to Devin's	550	12	6,600	733			\$ 42,500		
TSF-2	Mtn Lily Ridge Dr.	Ray's Curve	500	12	6,000	667			\$ 40,000		
TSF-3	Mountain Azalea	Culvert on uphill past the gate & before Lloyds	100	12	1,200	133			\$ 7,500		
TSF-4	Wildflower Cove	Culvert at parking area	100	12	1,200	133			\$ 7,500		

**E) PHOTO SHOWING TYPICAL DITCH & SHOULDER WORK REQUIRED**



MLR near Carriers – Ditch repair required. Water diverted into road and eroding shoulder.