

**ALPINE MOUNTAIN HOA
ROAD COMMITTEE STATUS REPORT
July 20, 2024**

A) ROAD WORK COMPLETED FY 23-24 (ending June 30, 2024)

See below for overview:

Roads	Actual (\$)	Budget (\$)	Under / (Over)	Description
Mowing / Trimming	3,253.79	6,000.00	2,746.21	mower & mow 2x
Ditch / Culvert Clean & Tree Maint.	16,020.00	7,000.00	(9,020.00)	ditch clean & 5 yr. tree trim
Winter Maintenance (plow / ice melt)	<u>3,870.00</u>	<u>7,000.00</u>	<u>3,130.00</u>	ice melt applied for 2 events
Sub-Total	23,143.79	20,000.00	(3,143.79)	
Road Repair	23,323.22	59,445.00	36,121.78	(see bullet point explanation)
Residual Cash Carryover from FY 22-23		43,193.15	43,193.15	← Approved in July '23 mtg
TOTAL	46,467.01	122,638.15	76,171.14	← under budget

- The 3 road **routine maintenance line items (Mow, Ditch & Tree, and Winter)** were \$3,144 over budget. Last FY we were \$16,681 under budget for these 3. We did well again on mowing and winter maintenance, but we needed to do extensive tree and rhodo trimming along roads to improve visibility since this hadn't been done in quite a while.

The work is considered to be a 5+ yr effort (French Broad Tree Service) so tree budget should now be minimal for several yrs. We also needed to do a good bit of tree removal in certain areas in order to rework shoulders and ditches prior to paving so some of this work could've been under Road Repairs. Over 15 large loads of debris were removed.

- In summary \$23,323 was spent on the **Road Repairs** portion of the Budget, for the following:
 - 120 tons of gravel plus labor to rebuild shoulders and ditches as required along the recently paved (Dec. '22) ~3200' length of Lady Slipper Trail.
 - ~30 tons of gravel plus labor to rebuild shoulders and ditches as required prior to paving ~1250' of Mtn Lily Ridge near the Carriers. A top priority as the road was breaking up and rip-rap in ditches was causing erosion.
 - ~60 tons of gravel/crushed concrete plus labor to move the road over, and rebuild shoulders and ditches as required prior to paving ~900' of road at the MLR Curve (a top priority since TS Fred) where the lower shoulder is reinforced with rotting logs and settling. Also, inspection and extension of the culvert.

- Note: CB Land Management (Corey Buice), in Black Mtn, is our current winter maintenance and road repairs contractor. He has been responsive and very cost effective

B) BUDGET REMAINING FY 23-24

Since only \$46,467 of the \$122,638 Road Repair budget (\$79,445 Budget + \$43,193 Cash Carryover) was spent last FY, the \$76,171 will be carried over to this FY, plus some excess Reserves for a total of \$76,544.

C) BUDGET FOR FY 24-25

Roads	Budget (\$)
Mowing / Trimming	4,000.00
Ditch / Culvert Clean & Tree Maint.	3,000.00
Winter Maintenance (plow / ice melt)	<u>5,000.00</u>
Sub-Total	12,000.00
Road Repair Budget based on FY 24-25 dues	64,346.00
Carryover from FY 23-24	<u>76,544.00</u>
Total	152,890.00

- We will also maintain ~\$50,000 total in Total Reserves separate from the above funds.
- The 3 road routine maintenance line items are reduced to \$12,000 total based on historical data, in an effort to maximize Road Repair funds which is by far the most critical line item.
- Budget for Road Repairs will be \$140,890.

D) TROPICAL STORM FRED FUNDS – FINAL UPDATE

Shortly after the July '23 mtg we received word from NC that there were no State funds remaining for HOA private roads for repairing Tropical Storm Fred damage. We then had to roll those work items back into our 5 yr Road Plan.

E) ROAD PLAN for FY 24-25

- Since the approved paving for last FY was actually performed July 1 & 2, 2024, that work and the carryover funds are shown on the Budget and 5 Yr Road Plan in the current FY.
- Custom Paving's invoice was \$103,032. This was \$784 under their quote for the 4 line items performed. Plus, they paved further and thicker than quoted on "MLR Curve" and patched 3 potholes that weren't quoted.
- The remaining ~ \$37,800 in the Road Repairs Budget will be spent on:
 - Continued repairing of shoulders & ditches, especially areas with potential water damage to roads, and where paving will be done in the future.
 - Replacing (or sleeving) culverts as required and in order of priority after more investigation,
 - Maintaining gravel road sections with grading and gravel as required: Mtn Lily Ridge, LST Extension, Mtn Mint and the mailbox area,
 - Placing more mirrors for safety.
- If feasible \$20,000 or more will be carried over to FY 25-26 so this time next yr we can pave 2 more high priority areas.

FINAL 7-19-2024 3:00 PM