

VDOMA SPECIAL MEETING 10/12/24

PAVING THE ROADS



AGENDA

- Opening remarks
- Scope of Paving Project
- Q & A with ERC
- Cost Review
- Voting Process
- Next Steps
- Final Q & A
- Closing remarks

OPENING REMARKS

- Welcome
- Acknowledgement of committee members
- Brief overview of committee process
- Introduction of Earth Resources representative(s)

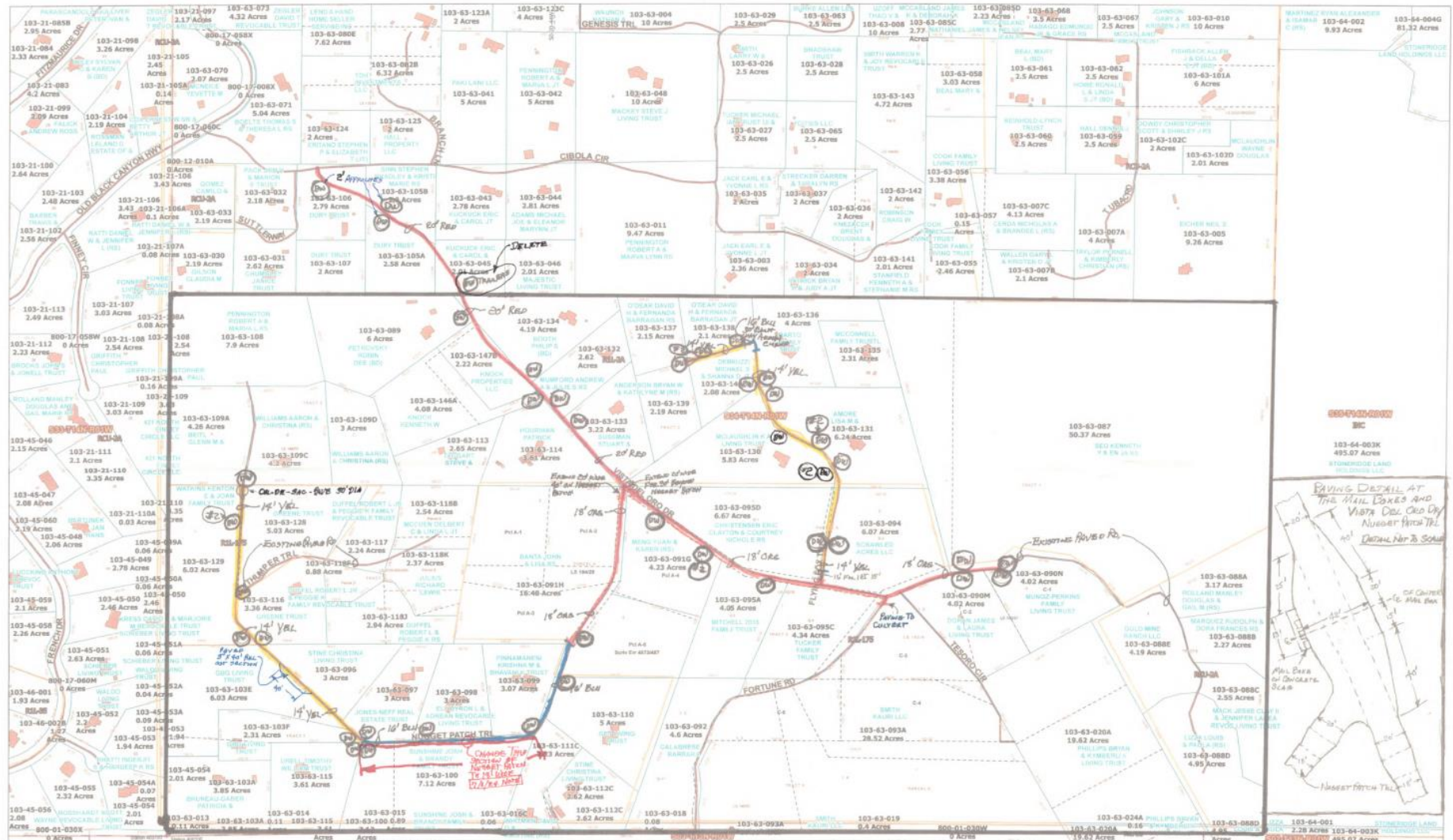
SCOPE OF PAVING PROJECT

- Roads to be paved:
 - Vista Del Oro – from Cibola to the existing paved road
 - Nugget Patch – from Vista Del Oro to the turnaround at the top of Nugget Patch
 - Flying Fox – from Vista Del Oro to the turnaround at the end of Flying Fox
- Width of roads vary but will be as wide as possible following existing road widths
- All roads will have a 4” spec AB added to the existing roadway, compacted to 98%
- All roads will have a 3.5” layer of asphalt compacted to 3” with Maricopa Rd edges
- Each property will have 1 driveway approach paved 10’ in and match the existing driveway width. Additional driveway approaches can be added at the owner’s expense

SCOPE OF PAVING PROJECT – CONT.

Why not Fortune Rd?

- Article V, section 3 in CC&Rs states: “Any subdivision of a lot shall include the establishment of streets and roadways which shall be constructed to a standard equal to or better than the streets and roadway existing at on the date of the creation of any new lots and paid for by the Owner making such subdivision. After completion, such streets and roadways shall be conveyed to the declarant or his successor in interest and shall thereafter be maintained as common streets and roadways of the property...”
- Other owners have followed these guidelines, extending or creating roads at their own expense. To make an exception for Fortune could create an obligation for the Road Association to repay those costs.



- PROPOSED PAVED ROAD COLOR LEGEND**
- = 20' WIDE - RED
 - = 18' WIDE - ORG.
 - = 16' WIDE - BLU.
 - = 14' WIDE - YEL.
- DM = DRIVE WAYS (DRIVEN BY THE HOME OWNER AT THEIR RISK)**

VISTA DEL ORO ROAD MAINTENANCE ASSN.

PROPOSED PAVING MAP
 DATE: 5/31/2014

REVISIONS DESCRIPTION	BY	DATE	REASON
ADD DRIVEWAYS & DETAIL AT MAIN BOULEVARD	C.R.	5-30-14	1
VISTA DEL ORO & HUBBARD PATCH INLAND	C.R.	6-2-14	2
GENERAL NOTES & REVISIONS	D.B.	7-1-14	2



Legend

- Lot Boundary
- Lot Boundary
- Lot Boundary
- Lot Boundary

Q & A WITH ERC



COST REVIEW

Initial Costs

- | | |
|-----------------------------------|--------------|
| • Paving | \$759,974.66 |
| • 10% Contingency | \$ 75,997.00 |
| • MTI - Quality Control | \$ 9,075.00 |
| • Chip seal/fog seal after 1 year | \$ 67,137.00 |
| Total cost | \$912,183.66 |
- Paving cost will be paid through a one time, per acre, assessment
 - Cost per acre: \$2874.47

COST REVIEW – CONT.

Ongoing Maintenance

- Year 5 – fog seal \$ 11,728.00
- Year 10 – Chip seal/fog seal \$ 67,138.00
- Crack sealing – if needed TBD
- Bar ditch cleaning – if needed TBD

- Our current yearly assessment will cover the ongoing maintenance over the 10 years.

VOTING PROCESS

- Per the CC&Rs, the one-time assessment and agreement to pave must have the assent of two-thirds of the acreage voted by the Owners in person or by proxy. This equals 211.56 of the voting acres.
- Voting will commence today
- Ballots not picked up today will be mailed to members.
- Owners will have until October 30th to return their ballots, either by mail or by delivering to one of the board members.

NEXT STEPS

- If the Owners vote No:
 - We will immediately move forward with our fall maintenance
 - As a board, we will consider the paving question closed. We are not planning on looking at other options such as reducing the amount of road to pave or lower the quality of the road specifications
- If the Owners vote Yes:
 - A mailer will go out with the total due for each owner
 - All owners will be responsible for their portion of the assessment even if they voted No for paving. Failure to pay will result in a lien against their property
 - Once all funds are received, we will sign the contract with ERC and get on their schedule to begin paving

Q & A WITH BOARD

