

Johnson's Island Road Commission

Minutes of Quarterly Meeting

Saturday, August 08, 2009

The meeting was called to order by the Chairman, Dave Klugman. All members were present.

Regular Business:

1. Rick presented a report on the road repairs performed to date this year. This consisted of patching of deteriorated areas, berm repairs, pothole repairs, and placing gravel along the road berm in areas where it had been washed away. Bids were solicited from several bidders, and results were very competitive. The winning bidder was Get-R-Done.

Work was done on both the causeway and island roads. While final costs are not yet determined, the estimates are:

- Causeway roads	\$10,000
-Island roads:	\$5,000

2. Lou reported on the signage survey. Missing and out of position road signs will be corrected. The signage at the gate will also be improved as follows:

- A new "Welcome to Johnson's Island" sign.
- A sign will be created to inform visitors of gate protocol.

We will need to consult with the Manifold property owner for permission to post the signs at the gate.

3. Glenn reported on causeway issues. The bridge navigation lights are not working. A new battery is likely required. The output of the solar panel will also be checked. The missing guardrail post on the South low bridge will also be replaced.

We will also solicit prices for replacing rip- rap rock around the high bridge piers, and to repair spalled concrete on several abutments. Decisions on the scope of work to be performed this year will depend on pricing.

4. Tom reported on the gate. Receipts to date are \$11,533.45, which is slightly ahead of last year. The gate has been working well. The cameras were inspected, and one was found to need replacement, while the other needed cleaning. A new camera has been installed and is working well, with resolution sufficient to read plate numbers.

A new gate code will be entered effective September 18, 2009. It is **1972**

5. Jim presented the proposed 2010 Budget, and the 10 year plan. The 2010 Budget proposes increasing the annual road assessment to \$300 (an increase of \$75 over the present level)

per property owner, which is a level that will permit annual maintenance of “good” roads while starting a program of annual work to upgrade “poor” roads. This budget will be presented to the HOAs for their approval.

The 10 year plan is based on the recommendations in the Benza report, but with modifications to reflect our consensus for annual funding levels and a reasonable time period to perform needed work. Future annual budgets will be based on this plan, but will require annual approval of the Road Commission and the HOAs.

There was some extended discussion of the 10 year plan structure among the Commission and the two Island residents present (Mike Kelty and Bill Sharp). The plan calls for the annual assessment to increase by 6% a year, from the \$300 base in 2010, to a cap of \$400 per year, reached in 2015. This is based on what we believe to be reasonable assumptions about future costs and scopes of work. As high priority work is completed, likely in the 2016 to 2018 time range, the plan can be adjusted as appropriate. As noted above, annual budgets can also be adjusted as needed. The flexibility of this plan seemed to satisfy all present.

It should be noted that this 10 year plan represents a lot of work by the Commission. It included extended discussions with Benza and other outside experts, discussions with all interested parties on the island, and numerous discussions among Commission members. It is presented with the unanimous support of the Road Commission. Copies of this plan will be posted on thejirc.com.

Jim also presented an update of expenses under the 2009 budget. Copies are available on request.

There being no other business, it was moved and accepted to end the meeting. All agreed.

Respectfully,
Glenn Beachy
Secretary, JIRC