

Cedar Landing
2 – Creek
Estates
Road
Maintenance
Organization

- Quarterly Membership Meeting
- October 12, 2019
- Chapel By The Bay Fellowship Hall
- 12:00 noon – 1:00 pm

Owner Briefing

- Introductions
- Briefing
 - Financial Report
 - Board and Committee Updates
 - Road Use and Maintenance
 - Cedar Avenue Lane Narrowing
 - Gravel Roads - Costs
 - Asphalt Roads - Costs
 - Community Grill – October 19, 2019
 - Website
- Owner Questions
- Adjourn

Financial Report: 99% spent on roads

2019 – Through Third Quarter (30 Sep 19)*	
Income	
• Fees Collected To Date	\$24,747
• Donations	\$ 260
73% of Owners Have Paid 2019 Fees Thank You!	
Expenses	
• Bisping Land Improvements <ul style="list-style-type: none"> • Labor, equipment, and fuel (grading gravel roads) • Material and delivery (repair Cedar at Bishop Drive; stabilize intersections at Cedar Court and Creek and Creek and Landing Court) • Equipment rental 	\$22,259
• Accounting	\$ 1,240
• Insurance	\$ 1,185
• Communications (website, PO Box, postage)	\$ 182
• Office supplies (paper, envelopes, software)	\$ 119
Total *Unaudited	\$24,985

Board Update

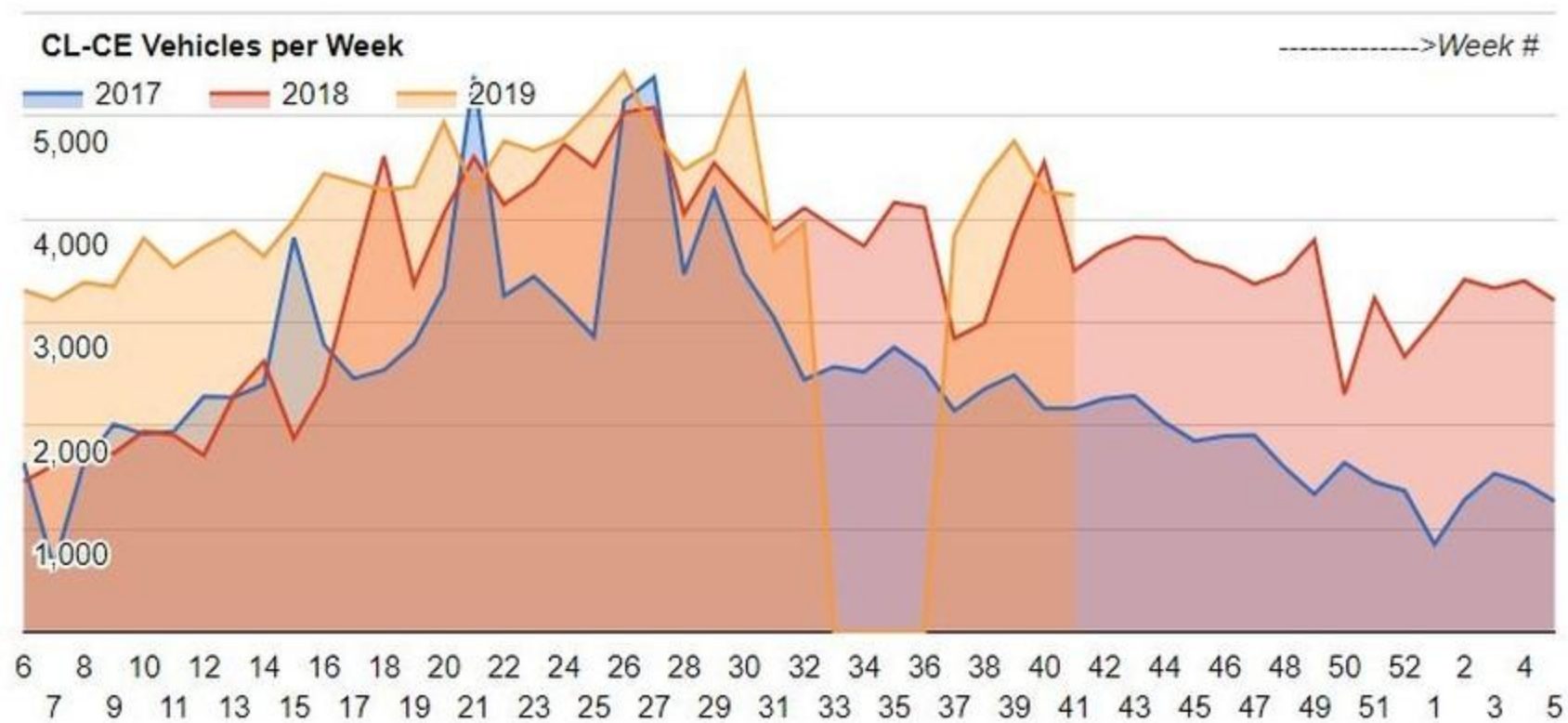
- Four board members:
 - Steve Hanchey, President
 - Anita Berger, Vice President
 - Ann Donnelly, Treasurer
 - Cynthia Kunz, Secretary
- Nominating Committee:
 - Will consider candidates and propose a slate of officers by December 4
 - Any volunteers?
 - Ballot will be included with the 2020 road fee bills
 - Voting will occur at the Annual Meeting on January 11, 2020

Committee Update

- Three committees:
 - Activities (Greg Fogle)
 - Audit (Sue Conerly)
 - Communications (Jeff Conerly)
 - ~~Road Maintenance~~
 - Mike Colley resigned as chair in June 2019
 - Board now deals directly and with Ryan Bisping and Bisping Land Improvements
 - Colley construction was paid a total of \$3,144.65 in 2018 for immediate repairs after Hurricane Florence; \$902.31 in 2019 for asphalt patching

Road Use and Maintenance Activity

- Traffic continues to increase on Cedar Avenue
 - Vehicle Trips:
 - 127,000 in 2017
 - 180,000 in 2018
 - If current rate continues, over 200,000 in 2019
- Despite increases in overall traffic, holiday weekend traffic has been reduced
 - Signage
 - Prior tolling
- Vandalism – Traffic counter sensor hose cut in October
 - Anyone know who did this?
 - May need to consider security camera



Cedar Avenue: Narrowing at Washout Site

- Roadbed remains unstable
- Needs to be excavated and drainage pipes replaced
- Road is narrowed to one lane until repairs can be made, i.e., for the foreseeable future
- Plastic barriers
 - Borrowed from Onslow Paving and must be returned ASAP
 - RMO will pay for the 1 barrier damaged by a driver (~\$300)
- Concrete barriers
 - Volunteer came forward to construct barriers, but did not follow up with design and cost
 - RMO needs to act, so will purchase barriers from Carolina Traffic Devices (\$10/per foot) to be delivered/placed by Onslow Paving (waiting for bid)

Cedar Avenue: Narrowing at End of Asphalt

- Roadbed continues to decay; sinkholes continue to appear on both sides of the road
- Needs to be excavated and drainage pipes replaced
- Road is narrowed to one lane until repairs can be made, i.e., the foreseeable future
- Dirt pile now covering a sinkhole will be removed and replaced with concrete barriers

Gravel Roads

- Gravel roads cost ~ \$10,000 per ¼ mile
 - We have 2.7 miles of gravel/sand road
 - Would cost about \$100,000 to complete gravel roadbeds
- We don't have that kind of money, so are gradually replacing sand with gravel for roadbed stabilization
- Under our agreement with Bisping Land Improvements (BLI):
 - All gravel roads:
 - Were graded in early October
 - Will be graded again quarterly (January, April, July)
 - Other repairs will be made quarterly as directed by the Board
 - Quick response will be made after natural disasters
- Current Priorities:
 - Replacement of sand with gravel
 - Restoration of speed humps
 - Road dust reduction
 - Suggestions? Specific repairs needed?

Asphalt Paving

- Asphalt roads cost ~ \$40,000 per ¼ mile
 - We have .5 miles of asphalt road
 - Would cost about \$80,000 to replace the paved portion of Cedar Avenue
- We don't have that kind of money, so are continuing to patch the asphalt
- Under our agreement with Bisping Land Improvements (BLI):
 - Asphalt road
 - Was patched in October
 - Will continue to deteriorate
 - Will continue to be patched for the foreseeable future
 - Until decision is made to replace the asphalt or revert to gravel

Community Grill

- Community Grill
 - Saturday, October 19, 2019
 - 12:00 noon – 2:00 pm
 - 413 Creek Drive (Lynette Bunn/Anita Berger)
 - Bring:
 - Something to grill
 - Something to drink
 - A dish to share
 - A chair
- Thank You! – To Greg Fogle, who chairs the Activities Committee and organized the event

Website

- CL-CERMO.com
- Serves as community newsletter
- Shows 'member status'
- Displays non-paying owners
- Vehicle count updated weekly
- 44,211 visits in last 12 months
- 130,215 page views in last 12 months

2019 Board Priorities

- Grade roads 4 times per year
- Continue stabilizing sand roadbeds with gravel as funds permit
- Continue research on Cedar Avenue maintenance options
- Decrease the cost of owner communications by increasing the number of owners with email address – or neighbors who will keep them informed
- Continue to increase the number of owners staying current with road fees
- Increase the number of owners who remove burned debris to clear culverts and ditches
- Increase community involvement
 - Neighborhood Watch group
 - Community Grills

Questions?
Comments?
Did we miss
anything?