

NORTHSHORE ADDITION PROPERTY OWNERS ASSOCIATION

Meeting Minutes June 13, 2025

Rick Cook, President called a meeting to evaluate 2 separate bids for road repairs. The meeting was convened at 10:00 am and attended by all Board members, Dave Simpson, Suzanne Farmer, Kevin Anthony, and Tommy Reed.

Bid #1. Jim Jenkins Asphalt. Kevin had met with Jim Jenkins who has done road repair work for us over the last few years. This has consisted of pot hole patching, overlay work, and other repairs. Jim had marked numerous areas along Lakeshore Drive, Dogwood Trail, and the "Circle Drive" around the meadow. Kevin drove and walked the roads with Jim and asked a number of questions. All of our concern in recent months has been much more deterioration of our roads, and seemingly some of areas we continue to have the same problems with. Jim has attributed the problems to the original paving of the road with a high "crown" and inadequate base material in a lot of areas. Paving over the clay surface doesn't adhere well, and can cause deterioration of the surface material. Jim's bid was broken out into 4 options. Options 1 and 3 were for repairs needed on Lakeshore Drive totaling \$20,650. Option 2 was for an overlay repair on a section of Dogwood Trail totaling \$5,880. The 4th option was for larger sections of repairs to the "Circle Drive" (aka Meadow Rd) totaling \$40,500. Total bid: \$67,030.

Bid #2. Area Wide Paving, LLC. Kevin met with Darrell their estimator and spent about 2 hours walking and driving the roads, and areas previously marked by Jenkins. Area Wide has done work for Kings Country, Tall Tree, and City of Mount Vernon who all provided favorable recommendations. Darrell said their usual approach is to do more "side to side" repair as opposed to repairing portions of the road which can cause water penetration and deteriorate quicker. He also took a pick to check the depth of the base on Circle Drive, and found that there was no base at least in the sample so, yes the paving over clay is not going to hold the surface material effectively. Darrell submitted a bid to Kevin for \$21,360 for pot hole patching and repairs to Lakeshore Drive. Kevin didn't have him bid the area marked on Dogwood Trail since which is an area that we felt should be put off for now. He did provide a bid on the Circle Drive for \$36,875.

Total bid: \$58,235 (no bid on Dogwood).

Since the bids on Lakeshore work were relatively close, we decided unanimously that we would accept the Area Wide Paving bid this year. If we are happy with their work, we may consider a more comprehensive longer range plan going forward. They will commence work in July. We are not doing repairs on Circle Drive, or Dogwood Trail this year and will revisit these next year or later.

Dave Simpson
Secretary Treasurer

