

Minutes for Timberland Acres Special Road District #1

January 25, 2025 at TA Community Center, 6282 Juniper Ridge Road

Trustees in attendance: Darryl Sleighter, Chair
Cary Houser, Vice-Chair
Gerald "Jerry" Irving, Treasurer
Kristine Sleighter, Clerk/Secretary
John Powell, Culvert/Driveway Consultant

1. Call to Order and Confirmation of a Quorum.

Darryl called the meeting to order at 10:00am and confirmed the presence of a quorum.

2. Pledge of Allegiance.

Darryl led the Pledge.

3. Minutes from October 26, 2024 Meeting and Approval.

Board members were presented a copy of the Minutes from the October (1st QTR, FY 2024-25) meeting. Darryl moved to accept the Minutes from October 26, 2024, second by Cary, unanimously approved.

4. Appoint Qualified Member(s) to the Board; Accept Board Member(s) Resignation(s); Newly Appointed Board Member(s) Swear In; Board Member Duties and Responsibilities and OML.

Darryl stated this agenda item will remain open throughout the entire meeting in case a District member resigns or volunteers to join the Board.

Qualified Elector is defined as: Property owner in Timberland Acres. Primary residence is in Navajo County.

5. Treasurer's Quarterly Financial Report to Board.

Jerry presented the Quarterly Report (2nd QTR, FY 2024-25). Jerry reported the current balance as \$171,240.21. Jerry invited community members to examine the 2nd QTR Report. Darryl motioned to accept the Quarterly Report, second by John, unanimously approved.

6. Treasurer's Presentation of the TASRD1 FY2023/24 Biennial Financial Review to Board.

Jerry presented the TASRD1 Biennial Financial Review as of the fiscal year end of June 30, 2024 to the Board. The financial review was conducted by Clouse & Hall Certified Public Accountants of Show Low. Based on their review there are no recommended material modifications that should be made to the financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America. Darryl motioned to accept the Fiscal Year 2023/24 Biennial Financial Review, second by Cary, unanimously approved.

7. Planned Road Maintenance/Repairs (2025).

- a) Road Board to Develop Road Maintenance/Repair Priorities for 2025.
- b) Road Board to Present Locations and Maps for New Signage Throughout Timberland Acres. Board will Authorize Placement Variances, if Required, When Placement Occurs.
- c) Bull Elk Road to be Swept and Cleaned (Including Bar Ditches) of Excess Gravel and Incorporated into Maintenance Planning.
- d) Begin the Preparation of the Remaining Unimproved Section of Juniper Ridge Road Leading to the National Forest Access Gate (Leveling, Grading, and Application of AB Mix Base) for Future Chip Seal Project.
- e) Continue to Negotiate/Work with County Public Works to Provide Road Sealant on Select Improved Roads Within TA.
- f) TASRD1 Board Discussion, Modification, and Approval.

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TASRD1 Board Discussion, Modification, and Approval:

- a) Road Board to Develop Road Maintenance/Repair Priorities for 2025.

Darryl identified CC Paving appreciated the board approved maintenance/repair priorities given to him in 2024 as it assisted him in completing the district's desired priorities. The 2025 priority list once completed will be provided to CC Paving.

- b) Road Board to Present Locations and Maps for New Signage Throughout Timberland Acres. Board will Authorize Placement Variances, if Required, When Placement Occurs.

Darryl stated over the next month or two the Treasurer and Secretary will work with CC Paving to identify placement of all purchased signage in the district. Placement of signage will be in accordance with the Manual on Uniform Traffic Control Devices for Streets & Highways (2009, w/revisions 1 & 2) published by the U.S. Department of Transportation, Federal Highway Administration. The Treasurer and Secretary bear the responsibility to approve any signage placement variances necessary.

- c) Bull Elk Road to be Swept and Cleaned (Including Bar Ditches) of Excess Gravel and Incorporated into Maintenance Planning.

Darryl stated we will coordinate with CC Paving to clean off excess chip from the 2024 seal project. Bull Elk will then transition to regular maintenance.

- d) Begin the Preparation of the Remaining Unimproved Section of Juniper Ridge Road Leading to the National Forest Access Gate (Leveling, Grading, and Application of AB Mix Base) for Future Chip Seal Project.

Darryl stated the last unimproved segment of Juniper Ridge will be prepared by CC Paving for future chip seal. Drainage at the cattle guard will be addressed as well.

- e) Continue to Negotiate/Work with County Public Works to Provide Road Sealant on Select Improved Roads Within TA.

Darryl stated it is our intention to apply sealant on as many improved roads within the district as possible in 2025. CC Paving has discussed the work with third party vendors as well as Navajo County Public Works (NCPW). NCPW has identified there is a planned seal project in 2025 for Navajo County and have expressed the possibility of incorporating our improved roads in that project.

Darryl asked if the board had any concerns regarding any of the discussed 2025 projects. Cary identified he is looking forward to the drive through of the district to identify specific maintenance/repair requirements. Darryl stated together with Cary the result will be a more specific and thorough maintenance/repair list for 2025.

Darryl motioned to approve all proposed road maintenance/repairs for 2025 as discussed, second by John, unanimously approved.

8. Call to the Public:

Janet LeBlanc –

- Regarding the priority listing for our contractor, will the district be provided with a copy of that? Darryl stated during the April 2025 meeting the board will review, approve, and publish the priority list.
- How long does the contractor have to complete the list? The work duration is determined by the independent contractor (CC Paving).
- Janet stated the roads within the district are horrible. John stated the roads within the district are classified as 'Primitive'. Further, Darryl explained it is the philosophy of this board that the normal

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road taxes are to be used to maintain roads. The Tax Levy funds (community approved) are used to improve dirt/gravel district roads.

- How can the board justify improving Juniper Ridge Road entering to the forestry road? Darryl stated this board will not approach the Forestry Service asking them to improve their trail for Timberland Acres access to Forest Road 300 without first improving our access to the forestry trail. The basis of this is the Juniper Ridge Road access point is the ONLY access point to the national forest for residents of Timberland Acres.
- Over a year ago, the street sign outside our residence was damaged. When will it be replaced? New signage has been purchased based on the 2024 signage review and will be installed in conjunction with CC Paving.
- This board talked about bringing in Navopache to trim trees when will this happen? John stated it is the individual property owner's responsibility to ensure their trees are properly trimmed so they do not interfere with roads. Darryl stated the board plans to identify and clear any trees/brush within the easements hindering view of drivers. This will take place when traffic signage is installed/repared.
- I previously asked for gravel to be placed at the cluster mail boxes on Deer Run because of mud, when will this happen? Darryl stated these types of requests are considered when the board establishes the road work priority list.

Helen Zarycka –

- The portion of Navajo Trail from Fawn Lane to Rainbow Trail needs maintenance as there are potholes everywhere. Darryl stated the board recognizes the repairs needed at this location and will be placed on the priority list.

Larry & Janet LeBlanc –

- Bull Elk Run, how much did it cost? The road is now all torn up. Larry stated he would be upset at its current state. Darryl stated the Bull Elk Project was approximately 70K and he would articulate the complaint to the contractor. Discussion ensued regarding the current state of Bull Elk Run after such a costly project and if the contractor bears fault at its condition. Darryl stated this board will not speak negatively or positively about any contractor or business entity within the White Mountain community. Darryl stated Bull Elk Run is now transitioned into road maintenance status. Independent contractors working for the district are not given detailed instruction as how to do their job/project they are hired to do. This is done to retain independent contractor status. Without, the district would be responsible as an employer. Cary stated he has witnessed people driving at excess speeds (40-50mph) and 'sliding' their vehicles when not reducing speed on Bull Elk Run. Cary asked Janet for her personal priority list of road improvements. Janet stated she will provide it to him.
- On the review, is there an itemized listing of the \$167,600.00 road maintenance? Darryl stated this is a combination of all four quarters and is comprised of projects, maintenance, and snow removal. Detailed finances are provided at every quarterly meeting (for the previous quarter) and annually during the July meeting in the annual financial report.

8. Adjourn. Darryl moved to adjourn, second by John, unanimously approved.