

PANORAMIC ACCESS SPECIAL ROAD DISTRICT

Panoramic Access Special Road District

P.O. Box 1226, Sisters, OR, 97759; Email: panoramicroads@gmail.com

MINUTES: Regular meeting: 8 September 2020

Zoom Video Conference meeting: hosted by Whitney Lowe

IN ATTENDANCE:

Mel & Sue Bartels, Jim Becker, Brian Bubak, Melissa Cretsinger, Ronni Duff, Sonja Gangstead, Doug & Sheila Gannon, Wil Hansen, Alex Head, Nyle Head, Ted Hogan, Steven Johnson, Ron & Kay Landers, Victoria Leason, Whitney Lowe, Lee Lucas, Roy Rathja, Mark Rubbert, Annie Wittenberg, and Kerry & Henry Zenich.

PREVIOUS MINUTES: Minutes of 8.4.2020 meeting are approved as distributed: **MSP** (motion made, seconded, and passed; the vote is unanimous unless otherwise indicated).

TREASURER’S REPORT: The current balance is \$40,115.74. We are billed \$2 every month to receive a paper copy of the bank statement. It was agreed to stop receiving a paper statement and to switch to an online bank statement. The \$5000 check to Mersereau Shannon has not yet cleared.

BUSINESS

Bills: None

In lieu of audit report: The in lieu of audit report is due the end of September. Annie will get it done.

Upcoming board vacancy: Lee’s 3-year term is up at the end of this year. The position will be advertised in the Nugget. The deadline to apply is 1 November 2020. Please volunteer.

Is a “majority” based on the number of votes or the number of properties: After a lengthy discussion the board adopted Resolution 2020-5: **MSP** (copy attached).

Petition from 16810 Old Military Drive to withdraw from PASRD: This property is included in the road district, but does not use PASRD roads. The property owner has petitioned to withdraw from the district. The Board authorizes Nyle to sign the petition on behalf of the road district: **MSP**.

ROAD IMPROVEMENT

Tax increases vs Assessment discussion: Some attendees want the board to adopt a resolution that any proposed road project would be paid for by a per lot assessment. But, it was pointed out that this might trigger the restrictions imposed by the Oregon Governmental Ethics Commission.

Board financing proposal: Lee presented a spreadsheet outlining the projected per lot assessment if an Otta Seal paving project were to be done. (copy attached). There are two takeaways from this: (1) much important data are not yet known – we are working with David Ulbricht (SDAO) to nail down what we don’t know; (2) paying on a lien contract is a lot more expensive than paying the assessment all up front – you may be able to borrow the money cheaper elsewhere – second mortgage or home equity loan, signature load, or rich relative – please check this out. Brian raised the issue of whether owners who pay up front could avoid interim finance charges by prepaying their assessment. Jim and Lee agreed to check on this with David Ulbricht (SDAO).

Maintenance cost data: Annie presented a cost comparison between the four options: status quo, gravel, Otta Seal, and asphalt (copy attached). These are estimates based on historical data and guesstimates for future maintenance costs. Question: will future property tax revenue be reserved for road maintenance? The Board said that was their intent. Question: what are the annualized costs for the 4 options? This information will be calculated for the public meeting presentation.

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Enewetak status update: Lee has contacted 4 Bend law firms and heard back from three. Nyle and Brian volunteered to join Lee in meeting with these law firms to resolve the status of Enewetak Lane.

Public meeting and secret ballot planning:

It was agreed to mail the secret ballots by registered mail in order to confirm they are actually received by the property owners. Annie's ballot procedures will be put on the district website.

ROAD MAINTENANCE

Fall grading plan: Nyle reported that Robinson & Owen will grade roads after the next soaking rain; this saves water hauling costs.

Should grindings be removed this year? Several attendees complained about west Buck Horn. This would surely cost more than if we wait and do it next year as part of any paving project. Nyle will get a bid to remove the grindings and cement plugs this year.

Is there any work that should be done this fall? Nyle will follow up on the contractor fixing the 'S' curve drainage on Lake and get a bid to put in a swale. The Board authorizes Nyle to spend up to \$5K more to get this done: **MSP**. Also, we could haul in gravel to fix drainage problems on Panoramic at Green Ridge and on Lake at Hinkle Butte – this needs to be done whether paving occurs or not.

ADMINISTRATIVE

Website report/status: Whitney stands ready to add documents as Annie approves them.

ADD ITEMS

More parcel lockers: With more people ordering things by mail, the mail handler has frequently run out of parcel lockers at the entrance. Lee volunteered to follow up and see what can be done.

Draft policy & procedures: The draft policy & procedures document has taken a back seat to the effort to improve our roads. Lee requested it be put on the agenda in November.

FUTURE MEETINGS

General Meeting: 7pm, Tuesday, 6 October 2020 – try for a public venue, but also provide Zoom access

General Meeting: 7pm, Tuesday, 10 November 2020

Lee Lucas, Secretary

RESOLUTION 2020-5: HOW VOTES WILL BE COUNTED

Be it resolved that the Board of Commissioners of the Panoramic Access Special Road District hereby commit to count votes as follows: 50% plus one of the total votes cast and received post marked by the "return by" date published on the ballot will constitute a majority.

The above resolution was approved and declared adopted on the 8th day of September 2020.

Lee Lucas, Secretary

Date

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Board Financing Proposal (tentative)

Costs:					To Borrow	Paid Already
Project cost (est)					\$660,000	
	Per lot			\$4648		
		Engineer				\$6,000
		Legal (est)			\$20,000	\$5,000
		SDAO consult			\$2,500	
		Mailings (est)				\$2,000
		Interest (est)	0.05		\$16,500	
Total cost					\$712,000	
	Per lot			\$5014		
Assume 60 pay it all up front					\$278,873	
Net Amount to finance long term (10 yr)					\$433,127	
		Points (est)	0.0125		\$5,314	
		Interest (est)	0.05		\$216,563	
		Trustee fee (est)	0.01		\$4,331	
		SDAO consult			\$2,500	
		Admin fee (est)	0.01		\$4,331	
Total					\$666,267	
	Per lot			\$8125		
	Per year			\$813		

ROAD IMPROVEMENT COST COMPARISON (estimates)

Road Options	STATUS QUO	GRAVEL	OTTA SEAL	ASPHALT
Construction	--	\$756,000	\$649,000	\$1,500,000
Annual grading	\$8,000	\$8,000	--	--
Annual gravel/repairs	\$20,000	\$5,000	--	--
Crack seal (every 2 years)	\$3,000	\$3,000	--	\$10,000
Chip seal (every 10 years)	\$10,000	\$10,000	\$187,000	\$187,000
Set aside each year	\$1,000	\$1,000	\$18,750	\$18,750