

# Johnson's Island Road Commission

Minutes of Quarterly Meeting

Saturday, May 09, 2009

The meeting was called to order by the Treasurer, Glenn Beachy. Tom Kowalski, Jim Ericson, Rick Schulz, Lou Cardinale, and John Lehlbach are also present. Dave Klugman is absent.

## Regular Business:

Glenn announced the election of officers, by a 7 – 0 vote, in a call- in meeting held on May 5, 2009:

Chairman-	Dave Klugman
Treasurer-	Rick Schulz
Asst Treasurer-	Jim Erickson
Secretary-	Glenn Beachy

Rick then lead the discussion of the Benza report. A copy of this report has been posted on the JIRC web site ([thejirc.com](http://thejirc.com)). The total cost of the study is \$6,700, including expenses.

The objectives of this report were summarized as follows:

1. Perform a detailed inspection of all roads.
2. Prepare a roadway inventory and condition summary of road segments, based on objective conditions which can be quantified. This then results in classification of each defined segment as being in "Good", "Fair", or "Poor" condition.
3. Develop a long- term roadway upgrade program, including recommendations for maintenance and upgrades and possible long term plans that would allow work to be done in accordance with the requirements of the Operating Agreement.

A ten year plan was determined to be most reasonable as a base for further discussions. This allows a pay- as- you- go approach, with reasonable annual costs, and allows annual adjustments as necessary.

Several other options were discussed, including doing all the work in one year, paying for it with a loan, and paying off the loan over a number of years. We felt there would be little support for this approach among islanders. Pay- as- you- go programs shorter than ten years were also discussed, but this would increase annual costs.

It was agreed that we will discuss these issues with the two HOAs and island residents. A final plan, including the 2010 Budget and long range plan, will then be presented at the August Quarterly Meeting.

It was agreed that the Benza report was very well done, and will provide a positive basis for moving forward with discussions.

Other business was then discussed:

1. Drainage easements are still an issue, due to typical island lots being too narrow for a normal utility easement. An "Easement in Gross" has been suggested as a possibility. More information is needed.
2. Ann Massey questioned typical road width, and position in the ROW. All new or rebuilt roads will be 18 ft wide. Older roads are now 16 ft or less. Surveys have also established that roads are not generally centered in the ROW, although all roads are within the ROW. We do not plan efforts to specifically center rebuilt roads in the ROW. All upgrade work will be within the ROW or easements as appropriate.

3. John reported on plans for road repairs this year. This includes:

Cut and Patch of the worst sections  
Berm Repairs  
Pot hole repairs  
Crack sealing, in the Fall

The plan is to solicit estimates from two or more vendors, and perform everything except the sealing as soon as possible, hopefully before Memorial Day Weekend. Costs were estimated at \$5,000 for the causeway, and \$10,000 for island roads.

4. Glenn summarized other causeway work, including guard rail repairs, new batteries for the navigation lights, and concrete sealing. Prices will be obtained for these items.
5. Tom reported on gate revenue to date: \$3,520.30. This is about \$100 ahead of last year.
6. Tom also reported on gate maintenance. The gate mechanism has been installed, and new batteries were installed. The gate is now working well. We also got a new gate arm.
7. The gate security camera system was discussed. The digital recorder is working very well, but the cameras do not have the resolution necessary to read license plates under all conditions. New cameras will cost less than \$2,000. We will discuss with the HOAs to determine if costs can be shared.
8. Lou discussed island signage. They are not uniform, and some are missing. A survey of all signs will be performed. Signage at the gate, including the "Welcome to Johnson's Island" sign, was also discussed. Recommendations for upgrades will be prepared.

9. Jim presented the Treasurer's Report. We have repaid the \$16,562 borrowed from the sinking fund to cover the road work done last year. Since no major upgrades are planned for this year, we expect to carry a surplus of approximately \$26,000 into next year, which will increase the scope of work that can be done in 2010. Full copies of the Treasurer's Report 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