

Est_1905_from_GRUBER_EXCAVATING_INC._1016 Stickney Creek Rds.pdf

Yahoo/Inbox



Louis Caissey <lcaissey@hotmail.com>

To:

Beka Sternhagen

Tue, Apr 19 at 2:38 PM

From: Mark Pieloch <mpieloch@petflavors.com>

Sent: Friday, April 15, 2022 11:47 AM

To: Louis Caissey <lcaissey@hotmail.com>

Cc: Richard Kollars <r_kollars@yahoo.com>; Sharon LaFaver
<mp.mt.properties@gmail.com>; Mark Pieloch <mpieloch@petflavors.com>

Subject: Re: Est_1905_from_GRUBER_EXCAVATING_INC._1016 Stickney Creek
Rds.pdf

Hi Louie,

To assist the LOC road budget to go a little further in 2022 I (the Developer) will do this year the following:

1. I will Pay 100% of the cost to place asphalt millings from the entrance of Rocky Road off the paved highway

all the way to the entrance of the LOC on Rocky Road. This distance is about 1.5 miles

The existing road width will be maintained to comply with the easement, so no government permits/notices will be needed.

My contractor - Paul Stivalette (who has been graveling my ranch roads & the eastern portion of North Fork Rd the past 2 years)

will be doing all of this work. Paul will first grade the road, place asphalt millings, compact the millings to produce a crown in the road.

This work will start in July and last until the fall.

Developer's Estimated cost about \$ 400,000

2. I will split (50/50) the costs of the new highway-rated cattle guards with the LOC plus I will pay for 100% of the installation costs.

We will have to ask Paul if it is best to complete the asphalt millings project first prior to installing the new cattle guards.

In that fashion the new cattle guards would not get damaged from all of that road work.

Developer's Estimated costs about \$ 30,000

3. Since the LOC road repair quote was initially based on 8 miles, it can now be shortened to about 6.5 miles and allow for more gravel to be placed.

I will split (50/50) the costs for the Gruber quote.

Developer's Estimated costs about \$ 40,000

If we can get all of these major road repair projects completed in 2022, we should then be able to start addressing more interior roads in 2023 and beyond.

I will pay 100% of the cost to build a new bridge on Rocky Road in 2023, which will replace the old bridge.

Developer's Estimated cost about \$ 200,000.

To keep these major road repair projects moving forward, it will be critical to maintain the \$ 400 per year annual dues per lot owner.

If anyone states that they have financial hardship, we have a means to address that on an individual basis.

Otherwise \$ 400 per year does not go far today with this record high inflation.

Let us plan to move ahead on all of these 2022 road projects !

Best of Health,

Mark Pieloch

On Fri, Apr 15, 2022 at 9:26 AM Louis Caissey <lcaissey@hotmail.com> wrote:

Good morning Mark,

I don't know that "a cold" describes what I went through but thank you for the thought.

I reached out to Craig from Gruber. I asked about adding the 355 units of gravel to option 2. I'll let you know when I receive an answer. That will bring the total to about 80 grand.

Just to be clear, would that mean that the community picks up half, and Bronco picks up the other half? The same with the cattle guards?

If all that happens in one summer, that might be the most extensive work the community has ever seen. Should cause quite a bit of excitement either way.

all the best

Louie

From: Mark Pieloch <mpieloch@petflavors.com>
Sent: Thursday, April 14, 2022 11:32 AM
To: Louis Caissey <lcaissey@hotmail.com>
Cc: Richard Kollars <r_kollars@yahoo.com>; Sharon LaFaver <mp.mt.properties@gmail.com>
Subject: Re: Est_1905_from_GRUBER_EXCAVATING_INC._1016 Stickney Creek Rds.pdf

Hi Louie,

It sounds like you have the same cold that I have !

Hope you get well soon !

Thanks for the location of the 8 miles of road to be addressed in the quote.

The frontage road is definitely in extremely poor shape and has not been graded in the 13 years that I have owned property there.

One of my road project plans is to eventually place asphalt millings from the paved frontage road all the way to the LOC access bridge

and then from the LOC access bridge to the entrance of the LOC.

I know that the existing LOC access bridge will have to be replaced, which is my main project for the summer/fall of 2023.

Permitting time will take at least 6+ months prior to any work can be undertaken.

That bridge really needs to be replaced to allow for 80,000 pound semis access to the LOC. That way drivers are crossing via the creek bottom or via Eagle Canyon Drive.

On another note I did send today via Priority Mail to the Cascade PO Box my LOC dues for my 117 lots.

Thanks,

Mark Pieloch

On Thu, Apr 14, 2022 at 11:21 AM Louis Caissey <lcaissey@hotmail.com> wrote:

Good morning Mark,

I'm a bit late this morning due to falling ill on Monday, still haven't shaken it. The roads planned are Rocky Road from the Frontage road or mailboxes, to Charbonneau, Charbonneau to the bottom of Spring, Spring to upper Eagle Canyon, the top of Eagle Canyon to Frontage Road. Sharon is correct about Stickney being dry, but if you go up North Fork about a mile, there is still water flowing there. This is where Salina is getting her water. Craig from Gruber is aware of this. We did get some very good moisture Monday evening, about 2 feet of snow at my place on Eagle Canyon. We do have more moisture in the forecast on Saturday and praying for a wet spring and early summer. I wish I had more information other than the above. Much of this is keeping our fingers crossed.

Take care

Louie

From: Mark Pieloch <mpieloch@petflavors.com>
Sent: Thursday, April 14, 2022 7:50 AM
To: Louis Caissey <lcaissey@hotmail.com>; Richard Kollars <r_kollars@yahoo.com>
Cc: Sharon LaFaver <devilskitchenranch2@gmail.com>
Subject: Fwd: Est_1905_from_GRUBER_EXCAVATING_INC._1016 Stickney Creek Rds.pdf

Hi Louie,

I asked for Sharon Lafaver's input on the road work quote and you can read and see her comments.

It appears that the creek is dry plus even the pond at the Sterling Ranch is dry !

So there is no easy access to obtain large amounts of water for the road work..

Do you have a map of what 8 miles was included in this quote ?

Thanks,

Mark Pieloch

----- Forwarded message -----

From: **Sharon LaFaver** <devilskitchenranch2@gmail.com>
Date: Wed, Apr 13, 2022 at 3:42 PM

Subject: Re: Est_1905_from_GRUBER_EXCAVATING_INC._1016 Stickney Creek Rds.pdf
To: Mark Pieloch <mpieloch@petflavors.com>

Hi Mark,

Option #2 is missing the cost of road mix. I don't think they can import and place the road mix for \$65. Also, there are definitely more than 8 miles in the subdivisions, so it may be helpful if they list the roads where this work will be done. Perhaps they could provide a map?

I'm not sure about getting water from Stickney Creek either. Currently it's dried up. I'm attaching a photo of the pond on Sterlings Ranch by Rocky Road. It's also dried up. I don't know if they drained it or if there is simply not enough water flowing to fill it? The little creek that crosses my land dried up last year. First time in 30 years!!

Best,

Sharon

On Wed, Apr 13, 2022 at 12:13 PM Mark Pieloch <mpieloch@petflavors.com> wrote:

What are your thoughts on this quote ?

About \$ 8 K per road mile

Thanks
Mark
