Cedar Highlands HOA Policy and Procedure

Policy Number: No. 2024-3

**Name: FALL ROADS REPAIRS & MAINTENANCE**

**Date of Inception: 2024**

**Objective:**

One of the highest priorities for the Board is to be responsible and proactive in the maintenance, repairs, and general upkeep of our roads. The Roads Committee meets regularly to monitor and guide the HOA actions taken by making recommendations to the Board to keep our roads safe and accessible for all members.

**Background:**

Following the record winter of 2022 our HOA experienced extreme damage to our roads. The following spring of 2023 a decision was made to commence with $34K of road repairs, maintenance, and base dirt in August. The seasonal monsoons arrived in September and washed away the $34K of road repairs. Learning from this error it is a priority for the HOA Board now to establish a clear policy that prevents any major summer road repairs/maintenance (involving addition of dirt, base, road composition, grading, etc.) NOT to be done until after the annual August/September monsoons.

**Policy:**

Expenditures for fall roads repair/maintenance (involving addition of dirt, base, road composition, grading, etc.) must be reviewed and approved by the HOA Board. Actions to provide new base/dirt for road composition shall commence after the annual monsoon season (August/September).

**Procedure:**

The Roads Committee will conduct their routine assessment of road conditions following the spring thaw and present a list of road repairs prioritized based on safety and cost-effectiveness. The Board will review and take action on the recommendations in a timely manner so repairs can be scheduled and completed.