

## EMC Road Committee Report, October 12, 2026 (Zoom)

**Attendance:** Blair Howe, Nancy Kirner, Nicki McCullough, Patti Pritchard, Steve Ralph, Pitkin Thomas

**Absent:** Laura Brumfield, Ed Melvin, Dan Mallove

The group discussed the following topics.

*Roads Budget 2027* – The Roads committee reviewed the 2027 roads budget approved by the EMC board. The overall budget was similar to previous years with funding moved from Road Repairs and Maintenance to Drainage Improvements. They recommended that the note under G5 that refers to a new category be deleted and under G6, Lignin be replaced with Earthbind, the current dust palliative.

The group also recognized the need to purchase two loads of gravel to be applied to FS Rd 100 (East Fawn Creek Road) prior to grading by the USFS (see below).

*USFS Rd 100 status* – Pitkin reported on his conversation with Tim Delph, the interim district ranger regarding USFS Rd 100 maintenance. Tim, who once lived in Edelweiss, knows the access road well and agreed to use their equipment to grade the road in the spring. Tim encouraged EMC to provide gravel that can help to resurface areas that lack surfacing material. The group agreed two loads of gravel should be delivered and coordinated with the USFS grading done in the spring. This could be an annual practice depending on its effectiveness.

*Earthbind 2026 review* – Generally, the committee agreed that the product works well in reducing dust and hardening the road. There was concern expressed about the delay between grading and Earthbind (EB) application this year. Pitkin explained that while the plan was to apply the EB soon after the grading it didn't work out due to equipment failure. There was discussion about ways the grading and application could be better coordinated in the future. We also suggested that the EB be applied earlier in the summer.

Patti presented information about the excessive truck traffic primarily on Highland Rd, due to building construction, the waterline replacements, the fiber optic cable project and the drainage ditch clearing. The heavy truck traffic negatively impacted the road surface and produced dust. While EB is generally applied just once, the group agreed applying another round of EB in such areas could be effective.

The road beyond the Highland Rd hairpin was recognized as being well maintained this year, partially due to the grading and application of EB and maintenance work done by Jordon.

We discussed a recommendation someone made about not applying EB on Highland past the hairpin curve in the stretch of road where there are no adjacent houses. The group agreed that while there are no houses in this section, without EB the dust would drift and impact nearby houses and pedestrians and the savings would be minimal.

Nancy stated it appeared that in areas that had more sand, the EB was more effective. The group suggested we try to get a more sand rich surface in a test plot and see how it differed from other areas. Nancy also suggested that the steeper more problematic roads be paved. There was concern expressed about winter maintenance where asphalt ended and gravel surfacing resumed. Costs was also a factor.

An article about the effectiveness of the 2026 EB application could be presented in the newsletter.

*Drainage update* – The contractors are still working on removing debris and reshaping the drainage ditches. There was discussion about possibly having roads committee members doing an inventory of

drainage issues, maybe after the next big rain event. Blair said that many residents already redirected water near their houses and this could be documented now. Committee members were encouraged to provide information about drainage issues that they know about.

*Speeding* – We discussed ways to reduce speed on our roads, including writing to known speeders, radar speed signs, radar guns and articles for the newsletter. While the radar speed signs were supported the \$3-4k price tag was discouraging. We discussed the possibility of EMC purchasing the radar speed sign and renting it out to other HOA's to recover the cost. Nancy said she could get her grandson to work a speed gun. We also suggested rewriting the standard speeding article and publishing in the next newsletter.

*Priorities for 2027* – Nicole briefly went over some of the short-term actions presented in the 2025 Roads plan that have been accomplished. We discussed other priorities including the need for a no parking sign at the shop. The committee members were encouraged to review the actions in the 2025 road plan and come prepared to discuss at the next meeting.

*Road Rules* – Larry Hall had suggested the rules of the roads should be documented. Blair did a review of the motions and the road plan which was provided to Craig Bartholomew and Larry. This work will be forwarded to committee members.

*Miscellaneous* - Committee members welcomed Steve Ralph back to the Roads Committee.

| Action Items                                                   | Responsible Party           | Timeframe        |
|----------------------------------------------------------------|-----------------------------|------------------|
| Document known drainage issues                                 | Members of Rd Committee     | Winter 2026/27   |
| Research whether to test sandy surface for effectiveness of EB | Members of Rd Committee     | Winter 2026/27   |
| Explore radar gun option                                       | Nancy Kirner                | Spring 2027      |
| Revise and submit speeding and EB article for newsletter       | Nicki McCullough. Committee | October 20, 2026 |
| Coordinate with USFS about grading FS Rd 100                   | Pitkin/Jordon               | Spring 2027      |
| Purchase and delivery gravel for FS Rd 100                     | Pitkin/Jordon               | Spring 2027      |
| Review 2025 Road plan actions                                  | Road Committee              | Winter 2026/27   |
| Forward list of Road Rules to Rd Committee                     | Nicki McCullough            | October 2026     |