

**CRYSTAL WATER BEACH COMMUNITY ASSOCIATION**  
**EXTRA-ORDINARY GENERAL MEETING on CWB Roads**  
**October 9<sup>th</sup> 2004**  
**Trinity Lutheran Church**

The meeting was called to order by President Katrina Watts at 10:07 am. Approximately 25 voting member households were in attendance. A quorum was not met.

Katrina used a power-point presentation to review all that has been reported on roads over recent years. The reports included:

- Aug 1999 – a detailed report by Cam Scott.
- Aug 2003 – road committee report.
- Aug 2003 – emergency vehicle report.
- Aug 2004 – planning and dust suppressant.
- Aug 2004 – recycled road base.
- Sept 2004 – 5 year plan by Karl Gregg.

All reports are available on the web site. <http://www.crystalwaterbeach.com>

The Executive developed 5 options for consideration:

**Option #1** - do minimum to the roads except general maintenance (fill potholes and apply dust suppressant – magnesium chloride).

Pros:

- little cost to maintain ~ \$1,500 per year
- road budget collected through current years dues
- maintains ambiance of the country style roads
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Cons:

- upkeep each year
- water problem not addressed

**Option #2** - gravel and crowning of road and binding with dust suppressant.

Pros:

- maintains ambiance of the country style roads
- water drainage addressed
- long lasting – at least 5 years.

Cons:

- cost ~ \$27,000 for crowning, ripping and hauling of old chip seal and preparing surface.
- Dust suppressant applied once a year will last up to 8 – 12 months at a cost of ~\$800/yr.

**Option #3** - chip seal.

- Cannot find a company to apply this product
- Whatcom county would do chip seal but we would have to relinquish our private roads to them in an upgraded condition. Costly.

**Option #4** - paving.

Pros:

- long lasting
- roads would have a proper base and run off for water

Cons:

- increased vehicle speed will be a factor
- loss of country style road ambiance
- high cost ~ \$35,000 CDN

**Option #5** – blocks/vegetation.

Pros:

- great ambiance

Cons:

- very costly ~ \$36,000 - \$57,000 CDN
- upkeep of vegetation overgrowth
- road will not stay level
- hard to walk on.

General discussion followed the power point presentation. A “straw vote” was taken after the discussion and the results were as follows:

- Option #1 - 22 votes,
- Option #2 – 7.5 votes,
- Options #3, #4, #5 – 3 votes. (some people may have voted twice)

The group at the meeting felt that we could fill potholes and apply dust suppressant with one or two work parties each year, and that this approach would foster continuing community involvement in ongoing maintenance requirements, and keep costs to a minimum. The work parties should include the younger members of the community and be planned and advertised well in advance for maximum turnout.

The executive has decided to start spring work on Crystal Drive, as it is the most in need of repair and has the most traffic. The work to proceed with upgrading (new gravel, road mix, crowning to provide drainage for long life of the road surface, replacement of the rope hawsers with “speed humps”) followed by dust suppressant application. Additional work then to continue to the other privately-owned roads as required on a phased basis.

An application of Dust Suppressant (magnesium chloride) will be spread throughout all the private roads - Sylvia, Crystal Drive, Robert, and Holiday Lane.

A recommendation by the Directors that a ‘Road Maintenance Head’ sit as a one of the directors and organize road maintenance work parties and be responsible for ordering and procuring all materials and equipment needed for the road upgrades.

The Directors will meet to set a date for the next work party, and advise the members, by posting information on the bulletin boards, the web (<http://www.crystalwaterbeach.com>), e-mail to all members, and by e-mail to the younger members of the community.

Meeting adjourned 11:15am.