

## Alpine Lakes Ranch Road Facts

- ALR owns 33 miles of gravel roadway. It takes approximately one month to properly grade them (providing roads are in good condition and water is readily available).
- In 2019 nine Request for Proposals (RFPs) were sent out for road work. Three bids were returned, although one was from a company looking to relocate from the Aspen/Glenwood Springs area and had not yet hired a crew. Next Generation Excavation, owned by Michael and Kari Preuit, won the bid with a three-year contract to work on our roads and Michael (owner/operator) is highly spoken of by other local road contractors. In 2019 he responded promptly to each additional request made and is meticulous in his work. He also demands quality work from his crew.
- Drought conditions impact grading of all gravel roads. Moisture is needed to keep gravel on the roads.
- Approximately 75% of your ranch dues are dedicated to road maintenance and snow plowing. The cost for this is growing faster than dues assessments or increases can. ALR property owners voted against raising the assessment in 2019, which limits the budget for all ranch expenditures. Even still, per year increases are limited by Colorado law and this limit does not allow the POA to generate the fees necessary to make road improvements.
- Traditionally, water for road grading has been provided by the ALR Ditch Company at little cost to the POA. However, ongoing drought and potential for downstream water calls have impacted the ability of the DC to continue providing water. ALR and ALR Ditch Company will discuss and implement a plan whether to use irrigation water on future ranch road work. Hauling water from town is impractical and will raise costs as well as extend the time required to perform the maintenance.
- The bar ditches lining our roads need work, but our financial constraints have limited the POA ability to do much more than fix issues as they come up. There is significant amount of debris as well as vegetation in the ditches that contribute to softening of the roads.
- Roads that do not have enough gravel on them cannot be graded as we are already down to the 3" base. More gravel is needed on some of our roads and water is necessary to help with compaction. In addition, while in some places there is gravel in the bar ditches, it is no where near enough to be helpful with improving our roads. Prices in 2020 to put one-mile gravel on our roads would be \$70,000. This includes gravel, labor and transport cost for one mile of road. For ALR's 33 miles of roads the current cost would be \$2.3 million.
- Only the current ALR road contractor may cut the road for any reason. If any other contractor cuts the road, the property owner will be financially responsible

to have the road repaired to the ALR road contractor's standards. Road boring may be done at the property owner's expense IF approved by the board of directors and done by a contractor specializing in road boring.

How can ALR property owners help?

- Our road contractor and his crew are here to work on and improve our roads per our contract. Please do not stop them from working to ask questions or voice concerns. Direct your questions and concerns to the Roads Director or to the ALR Board.
- Drive the speed limit of 20 mph. We all get multiple reminders to slow down from the ALR Board and most of us ignore the reminders.
- Use 4 Wheel drive when on the roads if you have it.
- Use your vehicle Cruise Control on ranch roads if you have it.
- If we slow down when we turn into our driveway it proves we are aware of the impact of speed and have spent the money on our private drive. The same principle needs to be applied on ranch roads, we are spending ranch money when we speed on our roads.
- Join the Board and help care for our ranch.
- Attend Board meetings to discuss concerns.
- Clear brush and low hanging tree limbs (clearance of 12' is needed) from your property along the road and culverts. This will help with snow plowing as it creates more area to push the snow to. All debris must be kept away from irrigation ditches and creeks.
- Join a work party to help clear debris and low hanging branches.
- Remind your guests, delivery drivers and contractors to drive 20 mph to keep our roads in good condition.

I am still working part-time so the best way to reach me is either by email or text. If I am at work, I will not respond immediately.

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ALR Roads Director  
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970-264-1211 home