

Elkhorn Homeowners Association (HOA)

Road Committee Report

Committee Members: Scott Russell (Chair), Gary Tigges (Co-Chair), Walter Martin.

Non-Committee Members But Have Assisted: Madelyn Russell, Amy Fortenberry, Warren Fortenberry, and Jay Hunston.

Overview

2025 Budget Amount is \$56,600. Without formal analysis, we should be operating below our projected expenses. To date, the only unexpected expense was the siren activated gate opener control module for the front gate.

2025 Activities / Projects

1. Unpaved Roads
 - a. Grading / Ditch Work – done late April
 - b. Dust Control – done on 05/26/25
2. Paved Roads
 - a. Frost Heave Repair – done on 05/23/25
 - b. Gate Keypad Apron Expansion – done on 05/23/25
 - c. Crack Sealing / Repair – JC Sealcoating to tackle late summer, early fall
3. Snow Removal / Sanding / Sweeping – Tom Pacheco once again did a great job
4. Weed Control – Herbicide applied on 07/08/25 by Galanti, except along roadway edge of the Lamothe property per their request.
5. ROW Brush Control / Leaning Trees / Mowing – No organized neighborhood mowing along ROW done this year. Previous quotes were crazy expensive and an experiment in 2024 did not yield reasonable results. Nothing done along paved roads this year. Warren, Madelyn, and I addressed three down trees on the East Emergency Exit. Tree trimming and brush work along ROWs to be tackled later this summer, early fall. No date set at this time.
6. Gate
 - a. Siren Activated Gate Opener (aka Yelper System) Replacement – done on 07/03/25, two weeks after notice of vandalized module. The Whitefish Fire Department was notified on 07/03/25 and a request was made to test the module. No follow-up as of now.
 - b. Keyfobs available – \$30/keyfob. Still have decent inventory.
 - c. Code Change Requests
 - d. Keypad Response Orientation – Hold down #9 key until tone activates disconnecting phone call and gate opening.
7. Road Signage
 - a. New road signs and replacement of broken posts. Sign replacement has started. Installation of replacement posts (broken posts only) and signs will occur as time permits moving forward with completion anticipated the first week of August.
 - b. East Evacuation Exit signs were included in the above project. Installation of posts and signs to occur as time permits moving forward with completion anticipated the first week of August.

Future Projects

1. Chip Sealing – Planned for fall of 2027, following completion of Hwy 93 project in 2026 and USFS/DNRC thinning project in 2027. The last estimate from T-Bend was ~\$110K in 2024 dollars. We will likely need to approach this maintenance project with an assessment, as it is unlikely we will have sufficient cash reserves to pay for it outright.

2. Road Paving – This will be a significant project and will require voting by the membership in order to proceed.

T-Bend Construction, Inc. proposes to complete the necessary preparation and grading for asphalt paving using existing material with additional 3/4" crush as needed for a leveling course.

Pave **13'** wide with **3"** compacted asphalt.

Area Approximate:

Elk Ridge Rd: 950 LF	\$41,390.00
Elk Ridge Ln: 420 LF	\$18,300.00
Antler Ridge Rd: 2,920 LF	\$127,200.00
High Meadow Loop: 1,100 LF	\$47,920.00
Antler Loop: 560 LF	\$24,400.00
Trails End Rd: 810 LF	\$35,290.00

Estimate: \$294,500.00

Road Committee Requests

1. Please connect with the Road Committee prior to having work done on public roadways.
2. MDT Hwy 93 flagger safety.
3. Driving speeds within the neighborhood.