

# **Elkhorn Homeowners Association (HOA)**

## **2026 Road Committee Report**

**Committee Members:** Scott Russell (Chair), Gary Tigges (Co-Chair). Open spots.

**Non-Committee Members But Have Assisted:** Madelyn Russell and Jay Hunston.

### **Overview**

2026 Budget Amount is \$52,379. Per the Treasurer, we are operating in the black so far this year. To date, unexpected expenses were keypad replacement and the wireless motor communication module.

### **2026 Activities / Projects**

1. Unpaved Roads
  - a. Grading / Ditch Work – on all Elkhorn unpaved roads minus Trails End
  - b. Dust Control
2. Paved Roads
  - a. Crack Sealing / Repair
3. Snow Removal / Sanding / Sweeping – Thomas & Thomas LC once again did a great job. We are interviewing for a new service provider as Tom is exiting the business.
4. Weed Control – Done
5. ROW Brush Control / Leaning Trees – Would like to have a volunteer crew tackle small trees and bushes this fall.
6. Gate
  - a. Entru replaced the keypad in June due to several keys malfunctioning.
  - b. Communication between the right and left gate motors failed. In the last two weeks, Entru installed a wireless communication link to resolve the problem.
  - c. Keyfobs available – \$30/keyfob. Still have decent inventory.
  - d. Code Change Requests
  - e. Keypad Response Orientation – Hold down #9 key until tone activates disconnecting phone call and gate opening.
7. Road Signage
  - a. Per a request, a new “NO OUTLET” sign has been installed and all “DEAD END” signs were refaced with “NO OUTLET” verbiage..
  - b. Per the suggestion of DNRC, two new Evacuation Exit signs were installed to assist in finding the correct way to the east evacuation exit.
8. East Evacuation Exit
  - a. Per the request of the Firewise Committee, the Road Committee will take the lead on managing the exit pathway. This year multiple small trees have been removed and the pathway was mowed twice.

### **Future Projects**

1. Grading/gravel work on Trails End to provide proper access to the building site for 270 Antler Ridge Road.
2. Chip Sealing – Planned for fall of 2028, following completion of Hwy 93 project and USFS/DNRC thinning efforts, provided they are completed according to the latest schedule. The last estimate from T-Bend was ~\$110K in 2024 dollars. The only way to pay for this maintenance responsibility without having an assessment will be through an increase in annual dues. This fall, the BOD will be working through budgetary needs to ensure sufficient funds are available for the chip sealing activities.

3. Road Paving – This will be a significant project financially and will require voting by the membership in order to proceed with a special assessment for paving more of the road network. **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 Road: 950 LF      | <b>\$41,390.00</b>  |
| Elk Ridge Lane: 420 LF      | <b>\$18,300.00</b>  |
| Antler Ridge Road: 2,920 LF | <b>\$127,200.00</b> |
| High Meadow Loop: 1,100 LF  | <b>\$47,920.00</b>  |
| Antler Loop: 560 LF         | <b>\$24,400.00</b>  |
| Trails End Road: 810 LF     | <b>\$35,290.00</b>  |

**Estimate: \$294,500.00**