

MIDDLE CRAWFORD ROAD ASSOCIATION

BUILDING THE CRAWFORD ROAD COMMUNITY

MAY BOARD MEETING

May 28, 2020

Zoom

Call to order: 1503

Attendees: Mary, Max, Tara

Members present: Charlotte Duke, Carly McArdle & Sky Rudolph

Treasurers Report – See Handout prepared by Max

- Send out reminders to pay dues by May 31 – reminder that if they are going to be late they must contact us

Approve April Minutes: Mary made a motion to approve the April minutes, Max seconded them.

Focused business items:

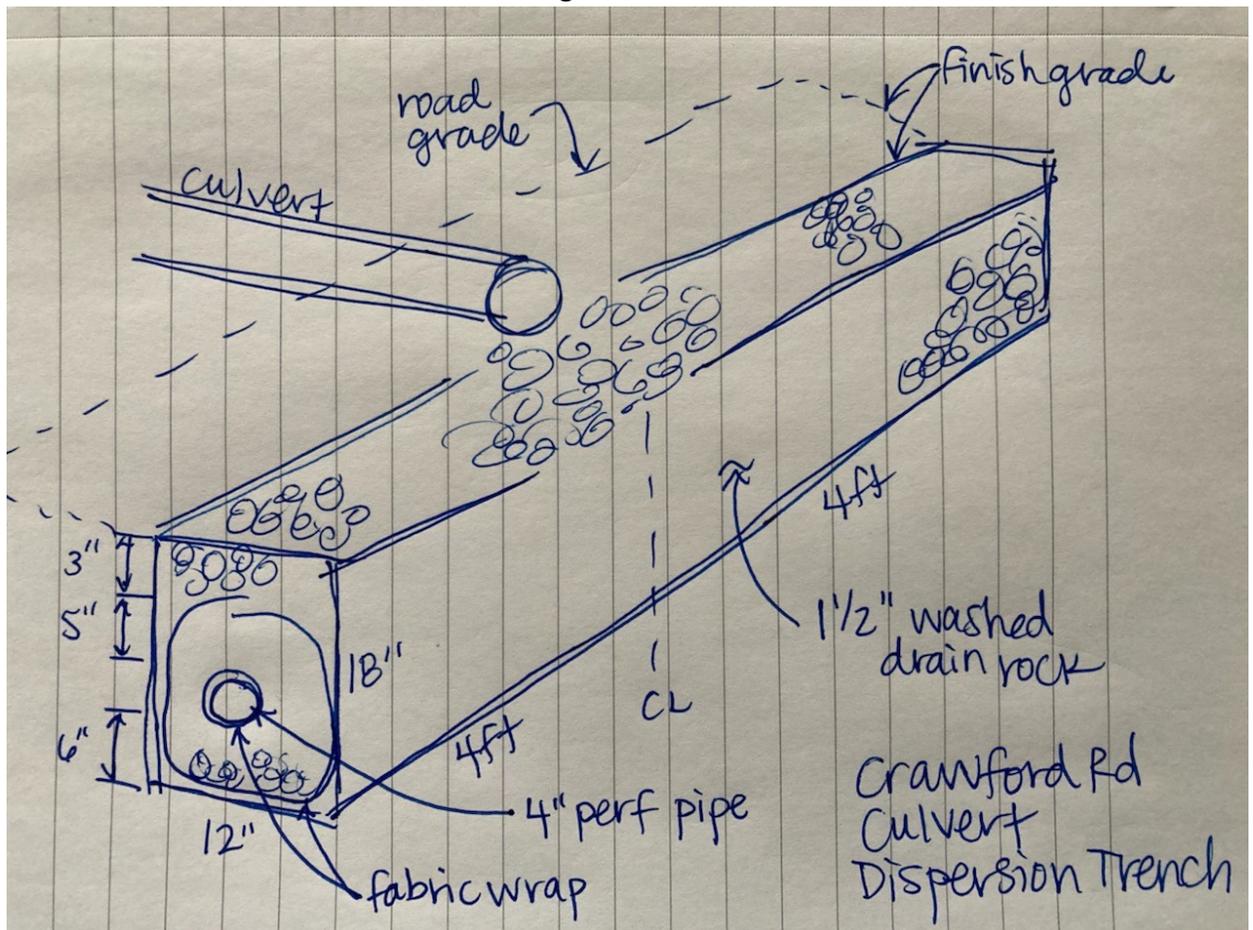
- **Board of Directors – vote update by Max:** Max and Dan counted the proxy votes and Mary Jacobson was voted in as President and Tara Rudolph was voted in as Secretary. Both Mary and Tara are continuing in their position so there is no need for an orientation.
- **Road Maintenance/temp budget review:** Mitch brought in some material per the 2019 maintenance schedule. Mitch noted that the north end needs a lot of new material brought in, but as we have not yet been able to have our annual meeting, we are working off of our 2019 budget. The expectation is to use the money provided by Betty Carlson to help with that maintenance but has been deferred to the Fall for these reasons:
 - Soil moistures
 - Budget
 - Time to contact those in that area and get them involved in the process
- **Controversial Culvert:**
 - Mary provided a timeline of how the culvert came to be. Sky Rudolph disagrees on some of the timeline and decision process
 - The Legal Authority regarding surface water is as follows:*Surface water is referred to as "the Common Enemy Doctrine."* That is, the law considers storm water and

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flooding to be the "common enemy" of all property owners, and it's therefore every owner for herself when it comes to dealing with the common threat. The general rule is that landowners may use any and all means to protect their land from unwanted surface water, without liability to neighboring land owners,¹ however, the law has carved out three exceptions to the rule. First, landowners may not inhibit the flow of a naturally occurring water flow. Second, landowners may not collect and channel water, whether by gutter, culvert, street, or otherwise, onto a neighbor's land in a manner or quantity different from the water's natural flow. And third, landowners who do alter the flow of surface water in any manner, must act in good faith and avoid unnecessary damage to adjacent property.

- MCRA Members feel that blocking the culvert is blocking the natural flow of water.
- Everyone in the meeting agrees that it is an issue that needs a solution.
- Everyone agrees that the culvert should disperse water and not concentrate it onto the Rudolph property.
- Carly has made a very conservative, overly adequate plan for dispersing the water from the culvert as seen in Figure A.



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Figure A

- 2 options discussed
 1. MCRA does the plan as outlined by Carly to disperse the water flow
 2. The Rudolph's put their driveway plans together and MCRA will assist with the project as it pertains to the culver.
- Sky Rudolph would like to go with option 1 as long as MCRA does not place any excessive standards beyond any other property and their current driveway access at the time the Rudolph's are ready to put their driveway in.

VOTE: Mary made a motion to further replicate the natural flow of water by unblocking the culvert and putting in the water disbursement plan outlined by Carly ASAP. Max seconded the vote. Motion passes.

- **Hump teams:** Volunteer Teams to paint humps but covid-19 precautions will delay getting groups together. Carly wanted to keep the type of paint in mind as it can get rather expensive. If we are delayed in getting them painted, then it would be nice to get the ecology blocks moved on the ends as a warning to motorists. Will check with Craig to see if he has the means to move these blocks.

- **Bylaws – VOTE - update**
 - 30 day comment period started April 30
 - Tara added Election Process guidelines at the end of the Bylaw draft
 - Definition section is recommended to be added into our Bylaws
 - Change Benefiter to Beneficiaries
 - Charge for late dues- the board currently does not want to implement this.
 - Define member good standing – dues paid by end of year? If a member paid after the year closed, are they members in good standing? Might need to clarify in the bylaws

- **Goals for 2020 Need for Volunteers**
 - Dues collection
 - Forest Knoll invite and/or assessment
 - Non-member invite and/or assessment
 - By-law approval
 - Maintenance contact with Mitch

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- Newsletter to Members
- Trail: Goal to get trail to Forest Lane by the end of summer but to get to Lake Leo would be even better.

Adjourn: 1615 – Mary made a motion to adjourn the meeting, Max seconded it