

TO: Cedar Highlands HOA Board of Directors  
 FROM: Lori Silva – Roads Committee  
 DATE: June 13, 2024  
 RE: Roads Committee Recommendations for Repairs/Maintenance in accordance with Policy No 2024-3 FALL ROADS REPAIR & MAINTENANCE

**CRITERIA**

In accordance with Policy 2024-3 the following criteria has been applied by the Roads Committee to help prioritize the resources available for annual repairs. Any projects proposed for this year and not funded remain on the list and may move up in priority for the following year.

1. Priority is given to private streets first.
2. Correcting drainage problems is a high priority so as to not waste surfacing resources washed away by poor drainage.
3. Issues impacting safety are a top priority.
4. Working with available resources allocated by the HOA Board projects will be prioritized by applying criteria 1 through 3 above.

**RECOMMENDATIONS**

1. Gas line exposed at the top of High Oak. Work w/ Gas Company to cover this line.	2500.
2. Add a culvert extension at High Mountain View (going north) at the intersection of Cedar Highlands Rd. Propose 18” to 24” culvert extension/ also place large boulders and fill to make the corner safe	3500.
3. Culvert added at intersection of High Mountain View and Valley View. Ditching required as well. We need road material and large boulders but HOA has a piece of culvert that can work for the extension.	6000.
4. Coming down from High Aspen and Cedar Highlands Rd –fill the deep ditch on the north side of the road and also the ditch on the opposite side of that area. Propose larger fill rock and some dirt – Proposing the ditch be filled and compacted from the curve after the Aspen intersection down to Miracle’s driveway. On the opposite side of the road the proposed ditch could run off into Porter’s back property.	4000.
5. Finish the work attempted previously to address the DIP on High Juniper – Propose more road material, grading, ditching.	10,000
6. Culvert project at High Cedar View and High Juniper. Correct the 90 degree angle in the existing culvert that goes under the road at the intersection. Will require additional length of culvert to reroute water from roadside ditch on High Cedar View underground across to High	10,000.

Juniper. Road will be dug up, diversion barrier installed, and then 50/50 road material.	
7. Resurface , crown and grade the 17% grade as done annually.	10,000.
8. Cedar Highlands Rd at sheep pen parking area plus approximately 800 ft down needs fill and compaction.	5000.
9. Propose that the HOA purchase additional culverts – 6: 24” x 20’	3400.
10. West High Cedar View Drive (past intersection at High Juniper – Grading and add road base in preparation for winter plowing.	10,000
11. One laod of dirt to cover the cattleguard on Cedar Highlands Dr. at top of the hill.	1,000.
12. Spot repairs to the inside lanes on mountains curves coming up the main road below sheep pen.	10,000.
Subtotal	75,400
13. Contingency ( approx. 20%)	15,600.
Total	90,000.

**NOTATION**

Crowning on High Cedar View Dr. between Cedar Highlands Rd and dip down toward High Spruce. There are residential culverts along this stretch that are not compliant with current HOA requirements. Consideration should be given to applying resources to this road until the culvert drainage issues are corrected.

The driveway culvert at 815 High Cedar View Dr. as you turn left off of Cedar Highlands onto High Cedar View is damaged and blocked. Homeowner is contracting directly with Dirt Works to fix this residential culvert.

SLAYDEN (BYLER)  
CULVERT UNDER ROAD  
THAT IS PLUGGED W/DIRT

High Cedar View Drive

CULVERT PIPE  
REALIGNMENT OR CLEAN  
EXISTING PIPE

#6

Cedar Highlands Drive

#7

YEAR

2024

CULVERT  
EXTENTION  
24" PIPE

#2

# Cedar Highlands Subdivision

- ⊗ INDICATES HOME ON LOT
- INDICATES HOME ON LOT Under Construction

165 Lots total 6-9-23  
 87 homes includes 6 under construction  
 Manny Mosqueda  
 435-559-3333

INSTALL  
CULVERT PIPE  
18" OR 24"

#3

CULVERT  
EXTENTION  
260'  
ROAD BASE

#9

CULVERT  
EXTENTION  
15" PIPE

#9

10 TON 50/50  
GRAVEL

#11

FILL IN  
DITCH WITH  
LARGE ROCK

#4

GAS LINE  
EXPOSED  
CALL GAS CO.

#1

