

Mirror Lake Dr

Repaving Project Overview

Authorizations for Project and Funding

July 31, 2021

Brief History of Our Roads

- Mirror Lake Dr first 2100 ft. blacktopped in the 1980s
- Entire Mirror Lake Dr blacktopped in 1993 from Route 109 to the “turnaround”
- More recently done in 2000 with additional patches done later.
- Mirror Lake Dr from Route 109 to BFR last touched in 2010 in some sections
- Bennett Farm Rd repaved in 2017

Quotes for Road Repair and/or Reconstruction

As part of due diligence, MLEA board members (President and Road Agent) **first explored patching the existing asphalt on Mirror Lake Dr**

Paving contractors advised that we would be **wasting our time and money due** to the very poor condition of the underlying roadway.

The Board then requested road reconstruction quotes from 3 paving contractors. After careful consideration, and many meetings with other members of the greater MLEA board of Trustees, it was decided to accept the proposal submitted by Sunday Paving and Sealing. This estimate is approximately

\$100,000 with any culvert repair above and beyond.
(\$3000/culvert repair)

Road Motion 1: To Repair Mirror Lake Dr, in year 2021 from Bennett Farm Rd thru #79 Mirror Lake Dr (MLEA Lot 37) or take any other action hereto:

- Per Sunday Paving Quote:
 - 47,460 Sq Ft
 - Reclaim existing asphalt in place
 - Install 400 yards of gravel in heavily damaged areas
 - Fine grade and vibratory compact to sub base materials
 - Pave 2.5"
 - Repair culverts, as required

Road Motion 2: To Levy a Special Assessment to all Members of the MLEA to provide funding for “Road Motion 1” (above) and to further authorize the MLEA Board or Directors to obtain financing (if needed) for said project, or take any other action hereto:

- The Special Assessment shall consist of a one-time payment of \$2000 per member, due in the year in which the project will take place. This is the lowest cost option.

- or, for members who want to finance the Assessment

- The Special Assessment shall be paid in \$600/year increments, over 4 consecutive years, with the first payment due in the year in which the project will take place. This is a more costly option, as bank fees, interest and other charges (legal, etc.) will be incurred.

NOTE: This assessment is above and beyond yearly dues*

This is contingent on the MLEA obtaining a bank loan, if needed, to fund the balance of the cost of the project. MLEA will likely need to use MLEA Lot 12 as collateral for the loan.