

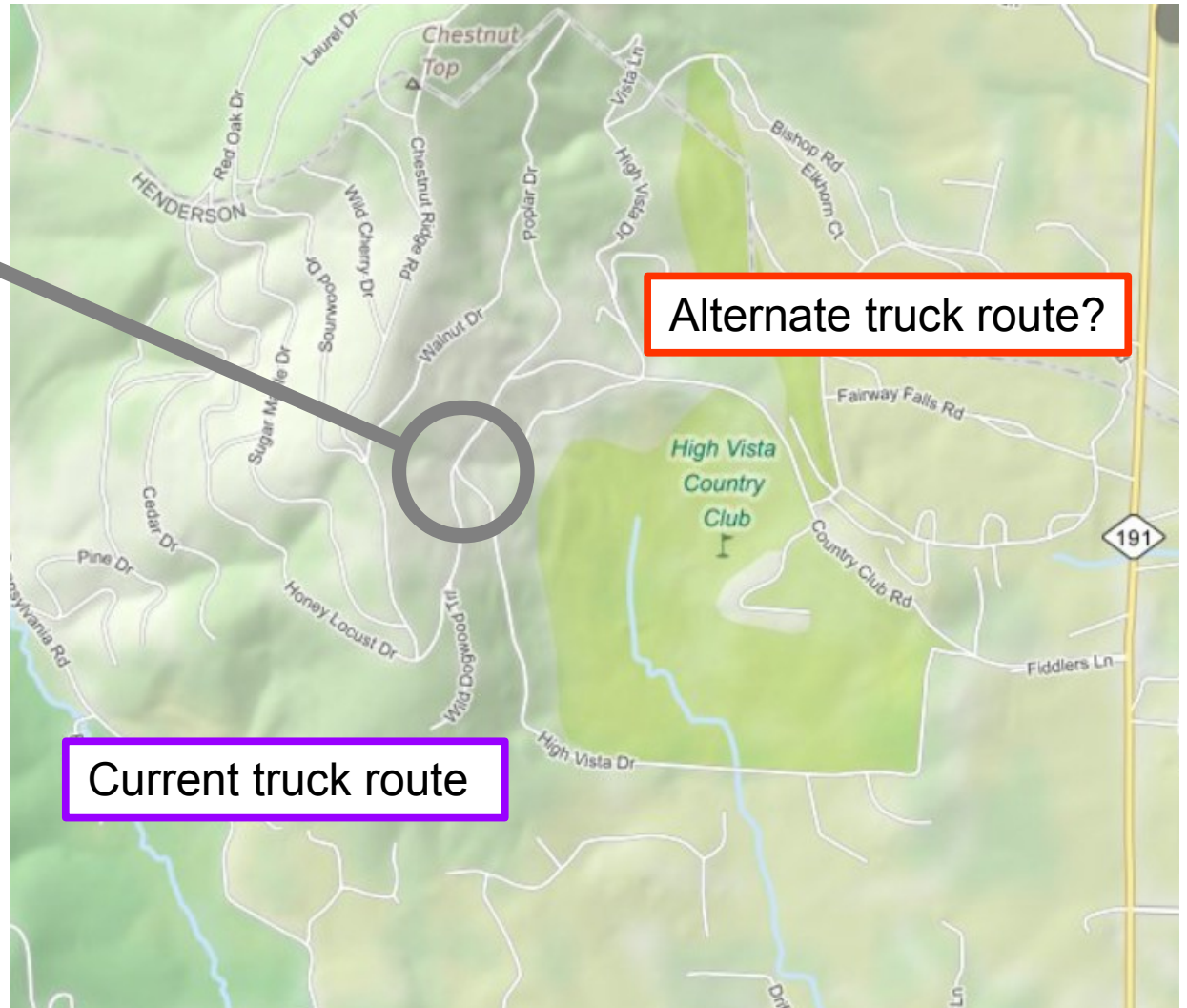
# High Vista HOA Roads Report – March 22, 2016

- **Truck Route Committee?**
- **2016-17 Roads Projects**
- **Overview – Easements, Right of Ways, and Water Projects**



# Truck Route Committee

- Safety concerns at intersection of Honey Locust & High Vista Dr
- Change route and/or signs?
- Roads or Community Improvement matter?
- HOA Board President appoint committee to evaluate and make recommendation
- Two calls for volunteers
  - 2 Volunteers
  - Need 3rd



# Planning for 2016-17 Road Work

- **Planning for 2016 (SRA Year #4)**

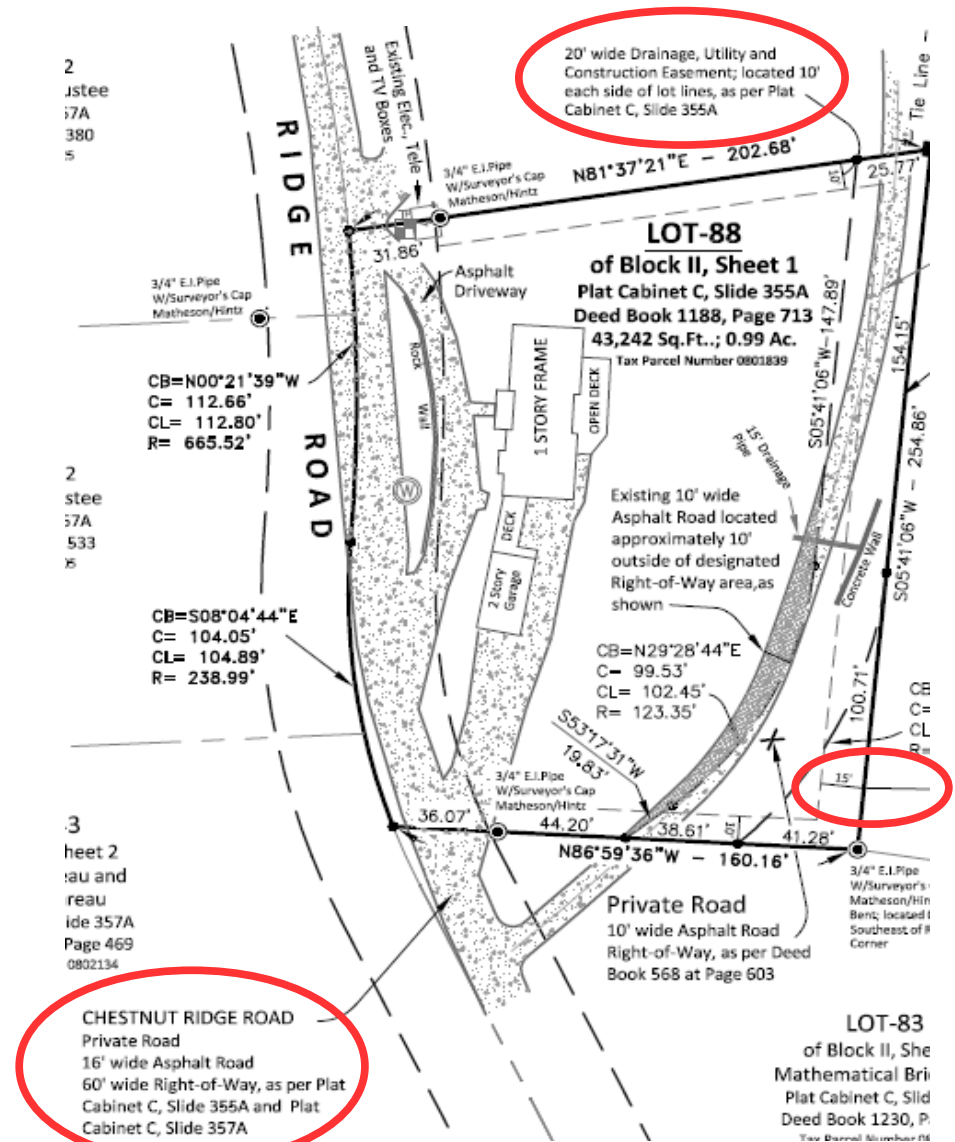
- **Assemble Team**
  - Ana and Jim
- **Prepare Project List**
  - Ditches
  - Drainage
  - Culverts
  - Roads
  - 110+ line item list
  - Collate & Prioritize
  - Dues \$\$ vs SRA \$\$
- **Identify Contractor(s)**
- **Estimates & Bids vs. Budget**
- **Execute/Monitor/Control/Report**

- **Outlook for 2017 (SRA Year #5)**



# Overview: Easements, Right of Ways, Surface Water Rights and Responsibilities Project

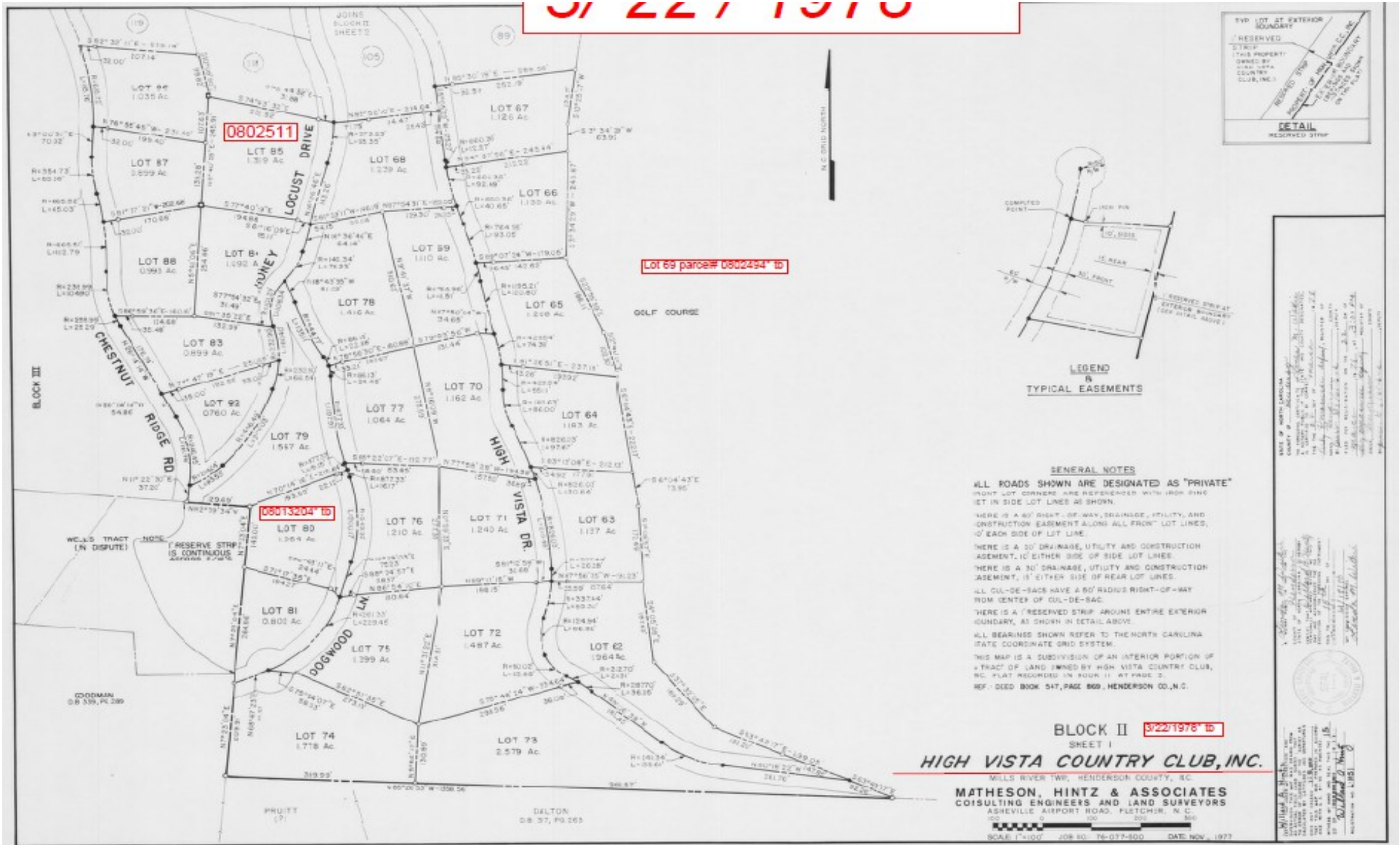
- Background: Questions from HV Residents and HOA
- Goal: Clear, Consistent, Complete, and Correct Guidance
- Board Authorized Project
- Report Received from Attorney
  - *Follow on Q's*
- Recommendation: HV Presentation and Discussion April 12 (*limited to this subject matter*)  
(*typo correction April 22 → 12*)
- Tonight: Overview



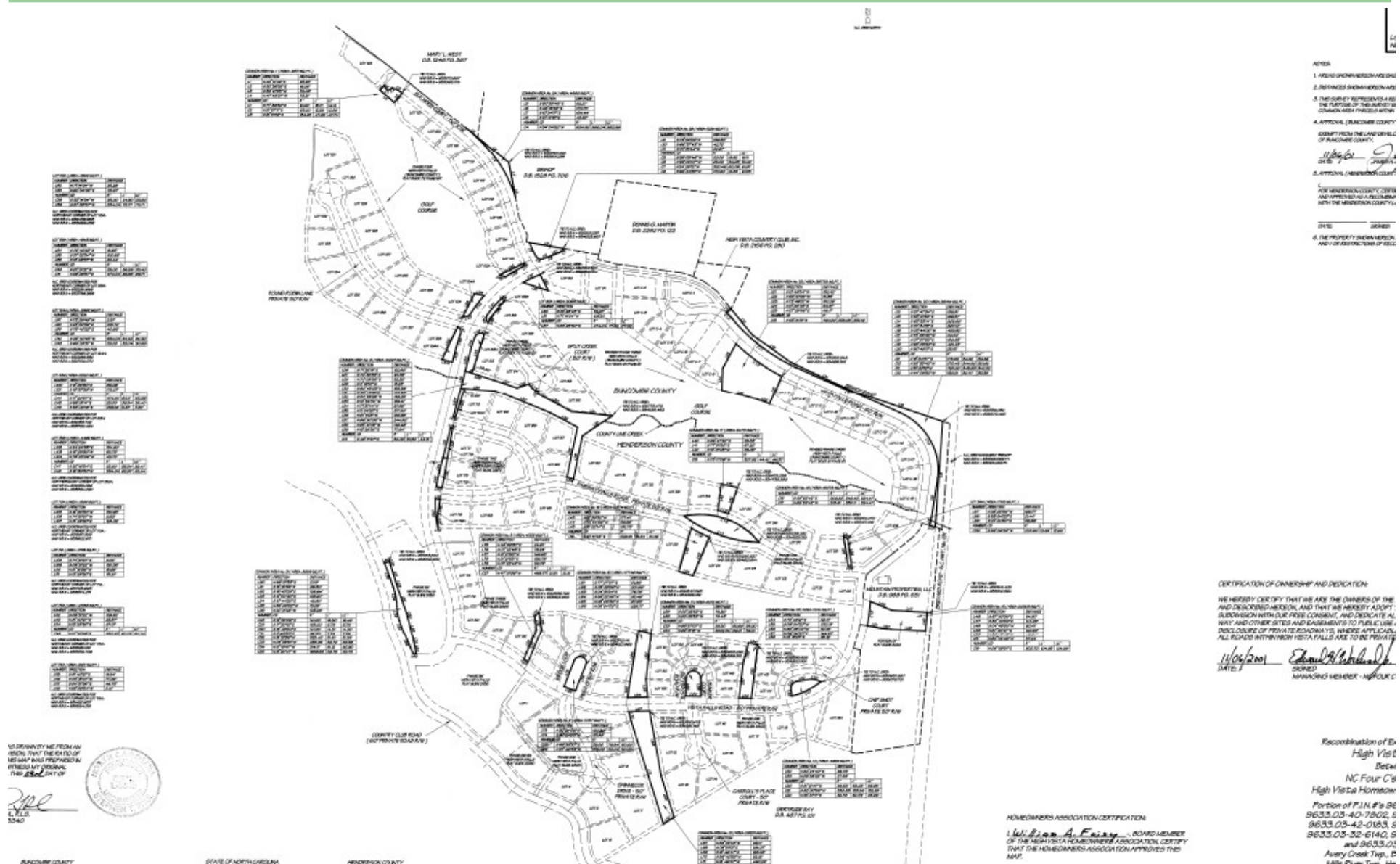
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# Overview: Easements, Right of Ways (Plat Example 1/2)



# Overview: Easements, Right of Ways (Plat Example 2/2)



# Overview: Easements, Right of Ways

**Easements** are a right reserved in the property someone else owns. They do not create an ownership right in the property, but simply a right to access or do something on or with the prescribed area of property, and/or a negative prevention that disallows the property owner from doing something on or with the prescribed section of property.

**Drainage and Utility Easements** reserve the right for the prescribed area of property to be used for the uses and/or access outlined. A property owner subject to such an easement cannot build structures or otherwise block easement areas. A property owner will be liable for costs related to clearing or accessing an easement area if it is blocked.

**Drainage and utility easements** reserve the right for HOA and utility companies to access and use prescribed area for outlined needs and uses, but do not transfer ownership interests. Property owner of parcel subject to easement cannot build structures in easement area and is responsible for costs to remove any other obstacles in easement area if access or use as prescribed is needed.



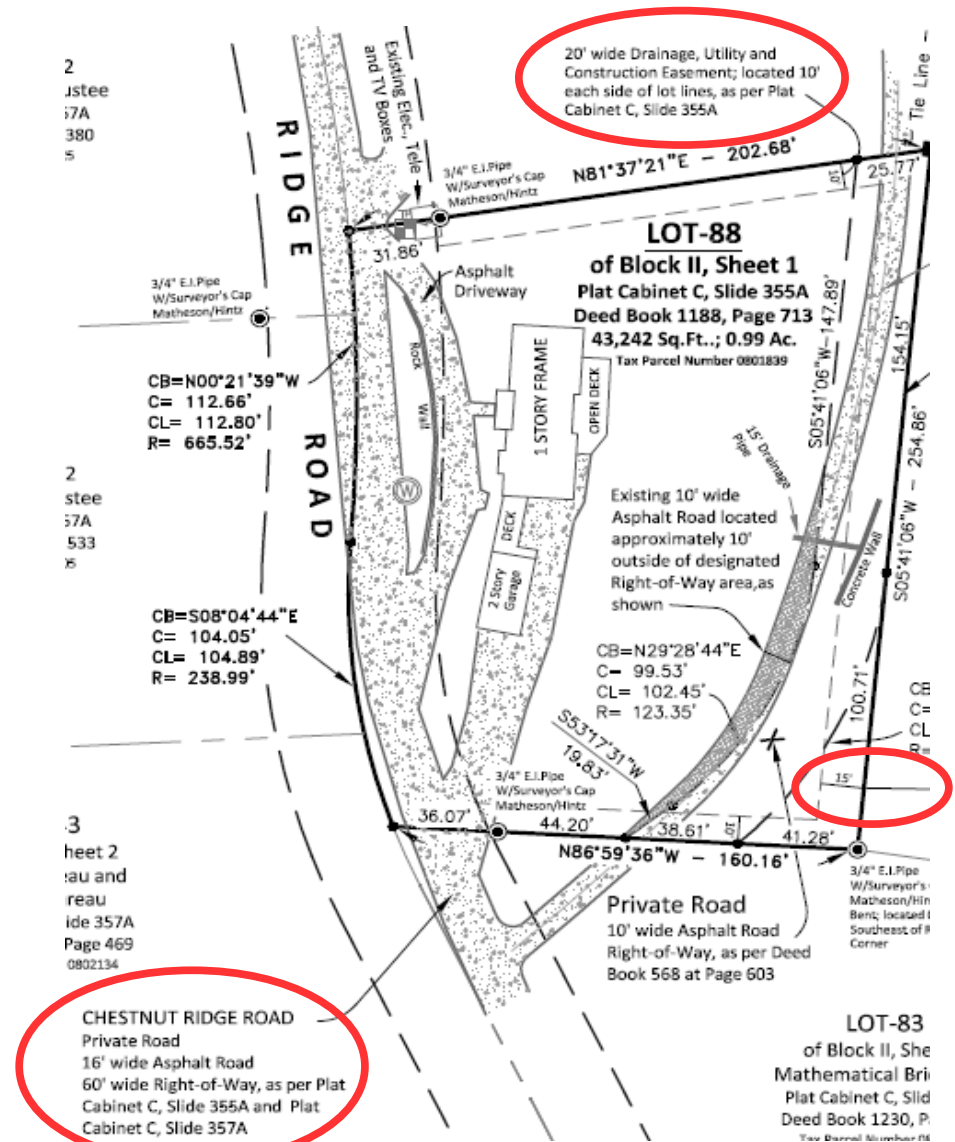
# Overview: Easements, Right of Ways

**Right of Ways** are easements of a kind that allow transportation and movement over the property subject to the right of way corridor described and outlined. Unless otherwise detailed or limited by the language of the reservation, they include all kinds of public movement, including the walking of dogs, and such use should be responsible and within common sense. The right of way area cannot be blocked by the property owner and if it is the property owner is liable for cost to remediate problem. Anyone who damages another's private property that is subject to a right of way is liable to the property owner for those damages and repair costs.

**Right of way** allows all general use for movement of persons over it, as long as it is not damaging to property or unreasonable. Right of ways cannot be blocked by property owner and if they are the property owner is liable for cost to remediate problem.

# Overview: Surface Water, Drainage

- Report includes long and detailed discussion of surface water- and drainage (system) rights and responsibilities
- Still reviewing and discussing details with attorney
- *My head hurts!*
- Defer further presentation pending discussions with attorney and until community meeting



Slide #10