

**BLACK STONE HOMEOWNERS ASSOCIATION  
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December 11, 2014

To: Yachats City Council

When the developer of the Black Stone Subdivision went bankrupt, the paved streets in the subdivision were deemed to be substandard and were never accepted by the City. At the request of representatives of the homeowners, Larry Blanchard, Public Works Director, generated a plan to repair and rehabilitate the streets that would bring them up to City standards. Two options were presented.

At an informal meeting with the mayor and public works director, various possibilities were discussed on how to accomplish a satisfactory resolution to the current situation. A decision was made to have this as a discussion item at the upcoming Association meeting.

At the December 6, 2014 annual meeting of the Black Stone Homeowners Association the Board of Directors, a presentation was given and the various options were discussed. The Board was not in favor of assessing the lot owners or of forming a Local Improvement District (LID) since the lot owners were already paying for an LID that was formed to complete a water supply issue. The feeling was that it would be better to pay outright for the necessary improvements. It was determined that a lump sum for Option A could be paid by the Association to the City without having to further assess the lot owners. Lawrence Musial was directed to present this at the December Yachats City Council meeting.

Therefore, the Black Stone HOA is requesting the City to develop an agreement to the effect that the HOA will pay the City in the amount in Option A and the streets will be approved as public streets.

Lawrence Musial  
Treasurer, Black Stone HOA

**CITY OF YACHATS**

Cost Item #	Description of Work To Be done	Number of Units	Units	Number of Hours/Units	Cost/Hour or Cost/Unit	Cost of Work
Repair 1)	Hanley Way Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	70	Square Feet	70	5	\$350.00
Repair 2)	Gimlet/Hanley Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	16	Square Feet	16	5	\$80.00
Repair 3)	Hanley Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	225	Square Feet	225	5	\$1,125.00
Repair 4)	Hanley Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	4	Square Feet	4	5	\$20.00
Repair 5)	Hanley Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	4	Square Feet	4	5	\$20.00
Repair 6)	Hanley Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	4	Square Feet	4	5	\$20.00
Repair 7)	Hanley Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	16	Square Feet	16	5	\$80.00
Repair 8)	Hanley Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	36	Square Feet	36	5	\$180.00
Repair 11)	Gimlet Way Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	36	Square Feet	36	5	\$180.00
Repair 12)	Gimlet Way Cut, Remove AC, Regrade/Compact and Install HMA Class C	75	Square Feet	75	5	\$375.00
Repair 13)	Gimlet Way Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	60	Square Feet	60	5	\$300.00
Repair 14)	Gimlet Way/Horizon Saw Cut, Remove AC, Regrade/Compact and Install HMA Class C	60	Square Feet	60	5	\$300.00
Repair 15)	Core Sample thin areas to determine if a Slurry Seal or Overlay is required to retain @ least a Twenty Year Life	10	Locations	10	25	\$250.00

# CITY OF YACHATS

Cost Item #	Description of Work To Be done	Number of Units	Units	Number of Hours/Units	Cost/Hour or Cost/Unit	Cost of Work
Repair 16)	Slurry Seal all of Hanley from Gimlet to Lower Cul-de-sac	6768	Square Feet	6768	1	\$6,768.00
	<b>Option A Street Repairs</b>					<b>\$10,048.00</b>
Repair 17)	Overlay all of Hanley from Gimlet to Lower Cul-de-sac	6768	Square Feet	6768	2.65	\$17,935.20
	<b>Option B Street Repairs and Overlay</b>					<b>\$21,215.20</b>