

To: All YRRLC Landowners:

From: The BOD YRRLC

Dear Landowner:

Your Board of Directors has been discussing the issue of road work amongst an unprecedented building boom that has been going on here on the ranch. Needless to say, especially if you are currently living here the roads are taking a beating from the extra traffic of new residents as well as from the construction traffic.

This issue was also discussed during this summers annual meeting of the corporation. We asked landowners to brainstorm how we could charge a fee for road restoration considering how a large home with a basement required more trucks and ultimately did more damage to our roads versus a modest home on a crawl space. We had several good ideas from landowners that were discussed by the board after the annual meeting and at the last BOD meeting. Some research was done on a proposal to implement an “insurance bond” requirement of all new construction. This idea was ultimately rejected for various reasons.

It was finally decided to implement a new road restoration fee schedule which is graduated based on two things. 1: the size of the house/outbuilding 2: the expected amount of heavy equipment needed to complete the project. Item 1 is straightforward being based solely on the square footage of the home. Item 2 is based on whether the house/outbuilding has just a slab/ crawl space foundation or a basement. A basement would require more concrete and pumper trucks as well as heavy excavation equipment.

The following fee schedule was agreed upon and will be implemented for all new projects after September 1, 2023. Any that have been submitted for approval before that date will be grandfathered under the old road restoration fee schedule of \$1000 for a home and \$500 for an outbuilding.

ROAD RESTORATION FEE
EFFECTIVE 1 SEPTEMBER 2023

Homes:

2000 sq. ft. or less \$1000.	With a basement: add \$750:	Total \$1750
	With a crawl space : add \$250:	Total \$1250
	With slab foundation: included	Total \$1000
2001 to 4000 sq. ft. \$1500.	With a basement: add \$1000:	Total \$2500
	With a crawl space : add \$500:	Total \$2000
4001 to 6000 sq. ft. \$2000.	With a basement: add \$1500:	Total \$3500
	With a crawl space : add \$750:	Total \$2750
6001 + sq. ft. TBD		

Outbuildings:

1000 sq. ft. or less on a slab: \$500	Total \$500
1000 sq. ft. or less w/ basement: \$1000	Total \$1000
1001 to 2000 sq. ft. on a slab: \$1000	Total \$1000
1001 to 2000 sq. ft. w/basement: \$1750	Total \$1750
2001 + sq. ft. TBD	

