

IMPORTANT INFORMATION – PLEASE READ AND VOTE

PROPOSED USE OF RESERVE FUNDS - RCR ROADWORK

VOTE ENDS APRIL 30, 2025

TO: Members of the Rolling Creek Ranch (RCR) Property Owners Association

FROM: The RCR Board of Directors

Background:

Since early CY 2024, the RCR Board has diligently solicited bids to perform maintenance/repair of the RCR road system. In accordance with Community direction, the Board contracted with a consultant who possessed extensive TxDOT experience. His recommendations reflected a TxDOT approach (commercial grade - high traffic) solution to our residential road system which exceeded our needs and was incompatible with any proposed solution offered by the competing contractors. As reported in the October 2024 Annual Meeting, the Board's objective was/is to achieve a balance between technical robustness versus cost. The Board believes it has achieved that balance.

After numerous discussions and bid evaluations, the Board has selected C4 Solutions as its contractor of choice. This selection was based on the following criteria:

- Competitive cost
- Excellent referrals including written letters of recommendation from the
 - Assistant Director of Engineering and Public Works - Town of Highland Park
 - Operations Superintendent Public Works - City of Weatherford
 - General Manager/COO - DeCordova Bend Estates and Country Club
- Materials that meet TxDOT or FAA specifications.

Scope of Work

- Application of sealer/rejuvenating product on Heathington Boulevard from the front entrance line at Lusk Branch Court to the end of the cul-de-sac of Heathington Court. Bid Price: \$40,811
- Application of a commercial grade filler/sealer product to the alligator cracking at the front entrance. Bid price: \$17,000
- Repair of the damaged pavement on the Heathington cul-de-sac. Bid Price: \$9,800

Impact to Reserve Funding

January 2025 Reserve Balance:	\$518,934
Plus: Planned CY 2024 Residual Income Transfer to Reserve	\$79,164
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Sub-total:	\$598,098
Less: Board approved Pavillon Fence	<\$2,000>
Less: Crack Sealing	<\$12,500>*
Less: Rejuvenation Product Application	<\$40,811>**
Less: Gator Patch Application	<\$17,000>**
Less: Repair of Heathington Cul-de-Sac	<\$9,800>**
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Sub-total:	\$515,987
Plus: Forecasted CY 2025 Residual Income (2025 Budget)	\$87,779
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	\$603,066***

*Subject to review and approval by the RCR Board only

**Subject to a vote of Quorum by RCR residents for expenditures of reserve funds in excess of 10% of the established fiscal budget (CY 2025 total budget = \$239,155). A vote of quorum is defined as the affirmative vote of the majority of a quorum of 30% of the residents entitled to vote.

*** Excludes unplanned expense of \$2,389 if incurred.

Recommendation:

The Board has approved the selection of C4 Solutions as the preferred contractor and has approved the scope of work and product application as outlined above.

Accordingly, the Board recommends that RCR residents vote **“FOR”** the expenditure of Reserve funds as outlined above.