



Dear Members:

November 30, 2021

I hope you and your family had a wonderful Thanksgiving. It's hard to believe 2022 is just around the corner. This memo will attempt to bring you up to speed on a few items pertaining to our community.

Repair and/or Replacement of CCOA Streets:

On Thursday October 11th, a Zoom call was held between City officials Mayor Scott Cirksena, City Manager Matt McQuillen, and Public Works Director Jeff May. CCOA was represented by board members Rhonda Ward and myself. CCOA Members Bill Breckenridge and Susan Judkins were also present. The purpose of the meeting was to discover what the City of Clive has planned for repairing or replacing the streets in CCOA. A little history – The streets were mostly developed over a period between 1988 and 1992. The standards for concrete -during that period were inferior to what exists today. Many streets throughout our community are now in poor condition and well past normal timeframes for repair/replacement.

To make matters worse, our streets are not candidates for a currently used solution known as an “asphalt overlay” (similar to 60th street off of University that WDM just completed) since our streets’ infrastructure is not strong enough to support that.

According to the City Manager’s plan, some of our streets will get repaired in 2022. These repairs will consist of small replacements of SECTIONS of concrete (like we have seen already in some areas) and as-needed asphalt pothole repair. These repairs will leave a checkerboard look rather than a nice consistent refreshed look. The current City Manager’s plan does not include replacement of streets until 2026-2027. This would include, for example, Country Club Blvd, which in my opinion is the worst street in our community. It is ironic that the worst streets will sit around and potentially deteriorate for another 5 years until the replacement plan takes effect.

It is important to note that we highly respect the City of Clive administration and have a very good relationship with them. The City officials on our call were understanding and sympathetic to our concerns. My feeling is that they have a huge headwind – essentially a shortfall of available funds. The annual street repair budget right now is \$3.1M, which is paltry for the size of Clive. This might be a problem that goes back many years ago when reserve budgets were first started. I personally feel that in view of the tax base and what the city collects from our association and 6 sub-associations, we are not being allocated a commensurate or proportional allocation of attention.

Where do we go from here? The quick answer is “not sure” - If we want to push the city, we may need to start with a grassroots approach. Do we start with a petition and present it at a council meeting? With limited funds, can we impact priorities? If you have some ideas or are interested in forming/participating in a committee to represent our community, please let me know. It would take people that are most passionate about this topic to potentially impact current plans. Even with a committed effort, however, it may still be a losing proposition.

Dredging (Country Club Lake):

Country Club Lake (large lake) was scheduled to be dredged sometime during the 4th quarter 2021. The last dredging was in September 2014. With project delays all around us, ours is no exception. We have faced huge delays in obtaining the needed permits and the project has had to be pushed into 2022. Once the project starts, the same contractor we used in 2014 (Superior Seawalls, LLC) will perform the dredging in the same manner. We were very pleased with the procedures used by Superior Seawalls previously and their attention to keep the streets and job site clean. As we get closer to the project start, we will send more details on the process. Dredging is and will continue to be our single most costly expense. Since the last dredging in 2014, costs have increased 40%. The seven and half year span since the last dredging is slightly longer than the one before. This should give us some hope, since it could be an indication that siltation has slowed.

Construction and Remodeling projects – have slowed considerably due to winter. As you plan for 2022 projects, please note that Board approval is required for all resident roof replacements, erosion controls pads, sheds, swimming pools and fencing. The Architectural Review Form can be found on the website under information/rules and procedures. This form must be completed and submitted by residents prior to remodeling. The form can be found on our website, at www.clivecco.org/Information/Rules and Procedures. Alternatively, if you have any questions about finding, completing, or submitting this form, please contact Lisa Logsdon hoamanagement@outlook.com

Financial position – Although our financial position is strong, we continue to focus on expense management. Inflation has raised its ugly head on materials, service, and labor rates.

Take Care and Stay Healthy

Mark