

2016-2017 Starlight Cove Road Project Timeline

1/5/2016	Discussed Speed Humps at HOA meeting.
1/29/2016	Core Sampling/Analysis/Report from FE&T Engineering Firm.
2/10/2016	Analysis/Financial Report from Sadat Engineering Firm.
2/23/2016	Presentation of the Road Reserve Study presented to community at HOA meeting and posted on Starlight Cove website under important documents for review.
3/22/2016	Repaving/Seal Coat Options discussed at HOA meeting in detail. Management Company Directed to seek Seal Coating Bids for review.
3/30/2016	Discussed Speed Humps and Board will seek legal opinion.
4/26/2016	Reps from All County Paving gave presentation about Seal Coating.
5/3/2016	Legal opinion received and confirmed Board may install speed humps by Board action.
5/19/2016	5 road options considered, but 3 determined viable: Seal Coating, Reactive Patching, and Repaving. Funding options considered: Loan, Increase Monthly Dues, and Assessment.
8/9/2016	Road Repaving Questionnaire was distributed communitywide.
8/31/2016	Road Meeting conducted to discuss options and funding.
	One-Time Repaving Favored.
	Open Floor Q&A Available to Homeowners.
	Straw Vote in Favor of Assessment for Repaving.
9/13/2016	Board voted to hire Haley Engineering to draft specs for Road Paving RFP to contractors.
	Road Committee formed and staffed with goal to assist Board in administrative functions related to vendor selection.
10/25/2016	Road Committee Report about progress of road spec's and RFP. 16 vendors selected for RFP.
	Community informed again that a special assessment to fund the road reserve was highly likely.
11/2/2016	Road Committee sent 15 Invitation to Bid packages to various paving companies.
11/8/2016	Legal opinion received and confirmed Board may levy Reconstruction Assessment for Road Resurfacing.
11/26/2016	6 Bid packages returned from vendors for review by Engineer and Road Committee.
11/29/2016	Board review of all contractors bid proposals for Roads. All-County and Ranger were selected.
	Road Committee will conduct Bid Review and to meets with both vendors.
12/6/2016 & 12/8/2016	Bid Review Meeting with All-County and Ranger. All County eliminated and Ranger confirmed as vendor.
12/22/2016	Ranger Contract Referred to Attorney for Review and Addendum.
12/30/2016	2nd Legal opinion received and reconfirmed Board may make material alterations of common property; i.e. speed humps.
1/3/2017	Notice of Assessment and Notice of Meeting mailed to community.
1/19/2017	Vote on Assessment for fully funding Road Reserve.
1/20/2017	Assessment coupons mailed.
3/27/2017	Road Repaving planned for start.