

22 April 2025

**Subject: Ammeter Heights ROG Meeting Minutes – 16 April 2025**

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**Attendees (14 of 17 owners)**

John Bullwinkel

Mike and Kathi Berg

Matt Constans

**Gary** and Maggie Freudenberger

Katie and Jackie Faryniarz and Ben Dobrow

Peter and Kerry Graham

Matt Greenberg

Danny Hahm and Jake Brown

Josh Knapp

Lance and **Christine** Lawton

Frank McIntyre

James Rountree

Dan and **Angela** Schultz

David Stepp

***\*Bold Italic*** denotes  
current ROG officer

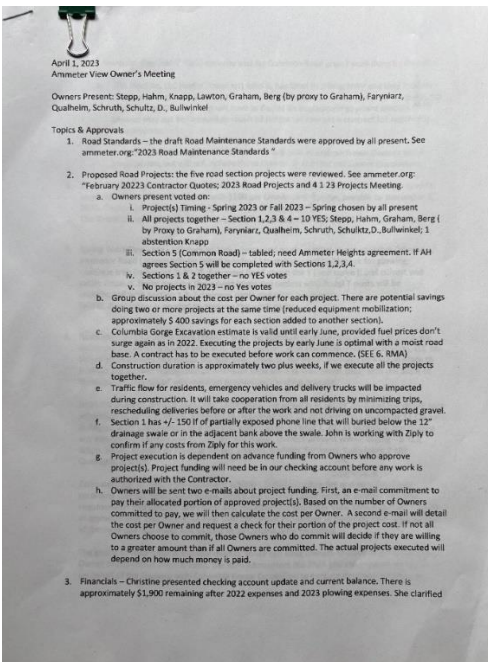
**Discussion**

**1. Review of Road Maintenance Standard**

The ROG Requests inputs via email from neighbors be sent directly to [g.freudenberger@comcast.net](mailto:g.freudenberger@comcast.net) regarding Vegetation Control Standards and Snow Removal Standards **no later than 4/30/25**. Please use the subject line: **RMS input 2025**. Once received and compiled, RMS will need to be voted on and subsequently updated. A meeting will be held to discussion options and cast votes.

**Note:** The RMS that we currently have does establish a Gravel Road Maintenance Standard but does not establish Vegetation Control Standards or Snow Removal Standards. These are a necessary maintenance topic that needs to be addressed via community input and ultimately decided on via vote. The current RMS is attached and should be updated annually and as needed. These topics have not been defined and our intent is to understand what we as a community would prefer.

**Update:** John Bullwinkel forwarded minutes from 1 April 2023 (see image 1 below) reflecting the approval of the uploaded version of Road Maintenance Standards (RMS) posted on the Ammeter.org.



**Image 1 – Meeting Minutes 1 Apr 2023**

However, we have not voted on current standards as required by the RMA. Therefore, we will continue to solicit input for the vegetation control section from property owners as discussed in the meeting last week. Please remember, a standard needs to be objective rather than subjective. For clarity I've provided the definition of "standard" as it applies in this situation.

Adjective Serving as or conforming to an established or accepted measurement or value.

"a standard unit of volume."

At this time, we plan to defer establishing snow removal standards until the fall. The previous RMS did not establish any standards for snow removal.

## **2. Accounting report**

Bank balance as of 4/16/25 was \$82.76, with 5 properties having an outstanding balance.

Total dues outstanding: \$918.48

## **3. Date for spring cleanup**

May 10<sup>th</sup> at 9:00 AM. This was voted as approved by the majority of those present.

## **4. Review of bids for projects selected at the fall meeting**

Scope of work bid: Repairs & gravel section 5 ("Common Road"), 2 loads of gravel for section 4

3 Request for Bids submitted and 3 bids were received:

1. Columbia Gorge Excavation - \$6,570
2. KBA Land Clearing - \$27,678
3. Green Star Ground Works - \$38,384

Due to there being significant differences in quotes provided, it was recommended by Bullwinkel that we go back to the contractors and ask that they provide quotes based on a set measure of gravel being applied to help better understand the charges. Additionally, the ROG will contact the Ammeter Heights board to understand their willingness to contribute to road maintenance projects on the common road. A vote was taken and approved by the majority to further investigate the proposed Section #5 (Common Road) project to include clarified quotes and Ammeter Heights contribution. Additional vote(s) will be necessary once the scope of work is fully defined and total cost is understood. We have requested to receive revised quotes no later than 28 April.

**Note:** Since the section #4 gravel work does not involve Ammeter Heights considerations, a vote could and should be taken now to allow work to be completed immediately while ideal weather conditions/moisture levels are present.

## **5. Review of owner's cleanup/maintenance decisions regarding their property in accordance with the preferences questionnaire sent to each owner.**

Concerns were brought up by Bullwinkel and Knapp regarding the need to clarify vegetation control and snow removal in the RMS and potentially the RMA.

The ROG received responses to the Maintenance Questionnaire from all but two owners, Dustin Stephens and Williams NW Pipeline. Of respondents, most owners selected option 2 and acknowledged that they would be present for the work party to oversee any work done on the section of the road which crosses their property. Owners Bullwinkel/Hutton (35601 NE

Ammeter Rd), Constans (3417 NE 357th) and Knapp (35312 NE Ammeter Rd), selected option 3 and are requesting that no work be completed on their property during the upcoming volunteer road work day. They will maintain their property in accordance with the majority approved RMS once it has been updated.

As a reminder the text from the questionnaire is listed below:

To ensure compliance with the Private Road Maintenance Covenant, Ammeter View RMA (RMA) and the Road Maintenance Standards (RMS), The Responsible Owners Group requests your input as it pertains to your property. Please select one of the following options and reply to the originator of this email. Your decision will be presented at a meeting of owners prior to the spring work day to allow for appropriate planning.

**Option 1:** I/we delegate cleanup/maintenance decisions for my/our property to those leading the spring and fall work days. I/we understand that any cleanup/maintenance decisions will be made in accordance with Section of 5 of the RMA and RMS.

**Option 2:** I/we wish to be present while cleanup/maintenance work is being performed on my/our property and will personally direct those performing all work to ensure compliance with the RMA and RMS.

**Option 3:** I/we will maintain my/our property in accordance with the RMA and RMS and do not require help from anyone.

**Note:** The following language has been removed from the questionnaire, "A lack of response will be considered and treated as if Option 1 had been selected."

The table below reflects the choice of each property owner regarding maintenance of their property during the spring cleanup on 10 May.

Owner	Option 1	Option 2	Option 3
Knapp			x
Hahm		x	
Stepp			x
Lawton		x	
Rountree/Schruth			x
John Schultz	x		
Bullwinkle/Hutton			x
D&A Schultz		x	
Graham		x	
Faryniarz		x	
Constans			x
McIntyre		x	
Stephens			
Greenberg	x		
Freudenberger		x	
Berg	x		

The ROG agreed to reach out to the Stephens, who did not respond to the questionnaire, to understand owner preferences. Williams NW Pipeline recently conducted roadwork on their property making it unnecessary to understand their preferences. The ROG will also communicate with both owners (Marc and Stephanie Chamberlin and Susan Kocsis) of adjoining property from the Ammeter Heights side to understand their preferences.

**Update:** Freudenberger spoke with Stephens and he has not received any of the ROG emails. He has been provided with the questionnaire and his outstanding balance for 2024-2025 snow removal. Stephens plans to attend on 10 May and will supply his response to the questionnaire prior to that time. Freudenberger has taken action to have the distribution list updated.

## 6. Review of recent East County Fire & Rescue road safety survey

ECFR reviewed our community roads and stated that overall, the roads are in much better condition than some other areas in the county. They specified that they have greatly improved in recent years. They did share that recommended clearances for their equipment is 15 high from road surface and at least one foot from road edge horizontally. The only area of concern that was noted, due to it being the designated turn around serving four parcels (Schultz, Faryniarz, Graham and Williams NW Pipeline). They noted that in the event of a fire at any of these parcels, multiple fire fighting vehicles would need to park and access this circle to assist in firefighting efforts. To facilitate this, they recommended that the 5 rocks closest to the circle be moved back approximately 5-6 feet from their current location. Bullwinkel verbally agreed to

this adjustment. He later recommended that the Grahams move the logs that are near the edge of the circle to further open it. The Grahams agreed to move the logs and cut down a cherry tree that was impeding the circle.

#### **8. Road width 357<sup>th</sup> CT to D. & A. Schultz driveway**

Concerns were stated regarding the placement of multiple rocks along the roadway which limit the width of the driving surface in this stretch of road. Josh Knapp stated that rocks were placed to prevent snow plowing operations. It was explained that the roadway centerline, in accordance with the recorded Ammriview Boundary Survey, is meant to follow the property line. It was explained that the road has moved onto the Grahams property over time and that the centerline of the road no longer follows the property line. The Grahams are not asking that the road surface be moved at this time but did ask that the rocks be moved away from the property line/designated road centerline, as if the road did follow the property line. Bullwinkel refused to comply with the request.

**The RMA meeting was adjourned at this time.**

Additional topics of discussion following the meeting were:

- Reflective street number signs can be purchased from ECFR at a very reduced rate. The address is 600 NE 267th Avenue, Camas WA 98607. For more information call (360) 834-4908.
- ECFR is offering CPR certifications to the community this summer. For more information call (360) 834-4908.
- Speed limit signage. Several people mentioned that the speed limit is not enforceable and therefore, signs can be removed.
- As a courtesy to neighbors, please notify neighbors of any work being conducted which may impact neighborhood traffic access (i.e. logging operations resulting in equipment or trees blocking the roadway, significant construction efforts, etc.)
- The patch of forest just below the mailboxes is being proposed to be harvested (logged) in 2026. A site walk has been scheduled for May 14<sup>th</sup> @ 3:30PM, location TBD. If you are interested in more information or in joining, please respond to this email and we will connect you appropriately.