

# WPOA POLICIES REGARDING ROADS AND EQUIPMENT

**MARCH 2024**

These are policies (shown in **Bold**) enacted by previous WPOA Boards. They can be amended or changed as deemed necessary by the Board. A brief explanation of how they came about is included so new and future board members will know what caused these in the first place.

## **FINANCING MAINTENANCE**

If needed maintenance is below \$500 and there is funding in the budget, then purchase does not need a board approval. (Policy change approved at the January 8<sup>th</sup>, WPOA Board meeting section 3 (a) i).

## **GRADER**

**No one other than our employee driver (Tom Snare) will operate the grader. At whatever point we replace him, only his replacement will be allowed to operate the grader.**

The reason for this is the grader is the most expensive piece of equipment the association owns and if it is damaged, we can be without road maintenance until it is fixed. It is also quite expensive to have just a part of it repaired. In the past, most people have been intimidated by this piece of equipment and not tried to operate it but the board did not want to take any chances, particularly due to some past problems with people operating the backhoe. There is also a liability issue if someone not on the WPOA insurance operates the grader.

## **BACKHOE**

**No one other than our employee driver (Tom Snare) will operate the backhoe UNLESS that person has permission directly from Bill Myrick. At whatever point we replace Tom Snare, only his replacement will be allowed to operate the backhoe, again UNLESS that person has permission directly from Bill Myrick.**

The reason for this policy is we have had problems in the past with residents using the backhoe and damaging it. The backhoe belongs to Bill Myrick and he has loaned it to the subdivision to help maintain our roads. Since it is his, he has the right to loan it to anyone he wants to, but only with his permission. Anyone other than Tom Snare and persons having direct permission from Bill operating the backhoe is in direct violation of this policy and is fully liable for any problems with this piece of equipment. We have discouraged having residents ask to borrow it from Bill to avoid conflicts of the equipment being

broken then the borrower claims it was that way when he got it and did not do the damage, leaving it to the subdivision to pay for repairs. There is also a liability issue if someone not on the WPOA insurance operates the backhoe.

## **SNOWPLOW TRUCK**

**Only drivers that have been trained and are specifically listed on WPOA insurance policy will operate the snowplow truck.**

The reason for this policy is primarily one of liability. We have had residents in the past ask to use the truck to plow their own driveways. Driving while not on the insurance is an obvious liability problem while on the road to their driveway. We also face the same problem as mentioned for the backhoe of damage to the truck or plow happening while the person is driving then expecting the subdivision to take care of and pay for repairs.

## **WORK FOR PROPERTY OWNERS ON THEIR LOTS IN THE SUBDIVISION**

**At a property owners request, the subdivision, using the current equipment operator, may do minor work using the grader or backhoe, but is not obligated to provide this work.**

The subdivision is not under any obligation to do this work and it is up to the discretion of the equipment operator and head of the road committee whether we will do the requested work. Work will be limited to small projects like smoothing out driveways, digging a hole to plant a tree in or moving a rock. Property owners will be charged by the hour at a rate set by the Board. We cannot do large jobs (like building roads or excavating for a home) as we are not licensed by the county to do such work. Any work to be done for a property owner **MUST** be approved by the head of the road committee. We will not do any work that in the opinion of the committee head might negatively impact another property owner or violate any of the covenants or county rules or laws. We will also not do any work that may cross over a property line unless both owners are present when the work is being done and both agree to the work. We may ask for proof of where property line is as many property owners do not know where their property lines are.