Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
July 11, 2015

Directors Present:

Joseph Polizzi, Michael Farr, Paul Laverty, Amy Casey, Bill Belcher, and B. Milton (Chip) Choate

Directors Absent:

Melvin Cassel and Russell Robertson

Guests Present:

Ken Van Hook

Joseph Polizzi, President, called the meeting to order at 9:02 AM.

Joseph Polizzi asked the board to review the Minutes for the June 13, 2015 board meeting. Amy Casey noted that one change should be made in the minutes. Michael Farr made a motion to approve the Minutes, with the change noted from Amy Casey, the motion was seconded and approved.

Treasurer's Report:

Treasurer Paul Laverty, reported the cash bank balances as of end of June, 2015.

Account	Balance
THPOA - Regular Checking	$54,138.19
THPOA - Special Assessment Checking	66,761.04
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	$120,914.63
Road Deposits	6,000.00
TOTAL BANK BALANCE	$126,914.63

The board reviewed the balance sheet for June 30, 2015, the income statement and the statement of cash flow for the ten (10) months ending June 30, 2015.

Paul stated that past due noties were being mailed to deliquent property owners each month.

Chip Choate made a motion to approve the Treasurer's Report, the motion was seconded and approved.

Open Forum:

No one appeared for Open Forum

Correspondence:

No correspondence was received in the month of May, 2015

Complaints:

Paul Laverty reported that he is in the process of sending out sixteen (16) complaint letters to Twin Harbor property owners These will be added into the complaint log next month.

Building Permits:

Amy Casey reported that six (6) Application Building Permits were received in the month of June, 2015. All permits were for improvements and did not involve new home construction.

Pool Report:

Bill Belcher reported Black Alga has been observed in the swimming pool. Bill was requested to contact Backyard Oasis to see why Alga was allowed to form and to request that Backyard Oasis take corrective action. Bill reported there were no security issues during the month of June 2015.

Other Business:

Chip Choate reported that eight (8) property owners have registered as candidates for the October election. These candidates are listed in the order of registering to become a candidate; Cliff Budd, Chip Choate, Paul Laverty, Ken Van Hook, Pat Casey, Susan

Mitchell, Steve Eckert, and Rex Broome. Other property owners are encouraged to register as a candidate.

Concerning the existing tractor, Michael Farr reported that a bid had been received for $1,750 to weld the carbon steel gear box. Both Michael Farr and Bill Belcher have had experience with welding carbon steel and both expressed the opinion that chance of 100% success was high problematical. In addition, the gears themselves have yet to be examined and additional expenses may be necessary to bring the existing tractor into a position where it could be functional and safe for the operator. In its current condition, the tractor is completely unsafe to operate. Amy responded that if the tractor were in good condition, without defects, the tractor may sold for a better price. Michael made a motion that the association not put additional funds into the existing tractor and to sell the tractor as is. The motion was seconded and approved.

Joseph Polizzi initiated a discussion on the purchase of a new Kubota tractor and the financing of the new tractor. Joseph and Michael reported they visited with three area dealerships and determined that the best deal was offered by Peters Tractors in Livingston on a new 58 HP Kubota tractor with front end loader, box blade and six (6) foot rotary cutter. The tractor was offered with zero down and zero per cent interest rate for a period of five (5) years. Amy Casey stated she was not in favor of purchasing a tractor and passed out two documents to each board member and requested these documents be placed in the minutes. The two documents Amy presented are at the end of these minutes. Michael Farr made a motion to approve the purchase of a new Kubota tractor for $36,000 or less from Peters Tractors, and to finance the tractor with Kubota Financial with zero down and zero per cent interest rate for a period of five (5) years and to include an insurance policy for $208 per month that pays for any damage or mechanical malfunction over the five (5) year financing period. The motion was seconded and approved five (5) to one (1), with Amy Casey voting “no”.

All board members, with the exception of Amy Casey, wishes to make known that they do not agree with any of the comments made by Amy Casey in the two documents that she provided to the board and requested to be added to the minutes. These documents express the opinion of Amy Casey and no other board member.

Joseph Polizzi initiated a discussion on the purchase or construction of a storage building for the new Kubota tractor. It was determined that a storage building could be built on a cement slab at the rear of clubhouse/swimming pool area. Michael volunteered to keep the tractor at his garage until such time as the storage building was

built. Joseph requested the decision on a storage building be deferred until the August board meeting.

Joseph made the following announcements.

The next board meeting is scheduled for Saturday, August 8, 2015.

5:00 PM Friday, August 7, 2015 is the last day to file to become a candidate for the Twin Harbors board in the election being held Saturday, October 17, 2015. Property owners interested in filing as a candidate must provide their name to Chip Choate, Secretary, 281-685-3920 or mchoate@z-bizfirst.com.

Twin Harbors will hold its Annual Meeting at 10:00 AM on Saturday, October 17, 2015.

Michael Farr made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:14 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary

To: THPOA Board of Directors,

The most important asset of the Twin Harbors subdivision are our Roads. Maintaining this asset must be the highest priority of the THPOA Board of Directors. As part of our road maintenance efforts, our road Right-of-Ways (RoW) play a critical role in managing water flow away from our roads and road base areas, protecting those areas from water damage. A benefit of RoW maintenance efforts is that our RoW areas can be maintained ascetically, allowing grasses to dominate and brush and trees in these areas to be eliminated. Unfortunately, for the past 5 to 7 years we have ceased managing the entirety of our RoW areas, which encompass approximately 24 acres, and have focused the majority our efforts in areas of more houses with higher traffic. Lower traffic areas are only partially being maintained as a strip cut adjacent to the road way and not to the tree or property line, and neglecting some of our RoW areas entirely.

Maintaining all of our RoW areas consistently throughout the subdivision is totally appropriate and to be expected by our property owners. Over a year ago the President of the Board of Directors requested a proposal be developed for maintenance of all of our RoW areas in a consistent and cost effective manner. A copy of that proposal is attached. To date the Board has not acted on that proposal, nor has it specified exactly how the RoW areas are to be maintained. Until we understand the specific objectives of our RoW maintenance efforts, identifying strategies to implement those objectives are premature. The acquisition of equipment or services cannot be undertaken until what is to be done is defined.

The Twin Harbors subdivision is a rural community and not an urban fully built-out subdivision. As such maintenance of our road Right-of-Ways (RoW) to the equivalent of manicured lawns found in urban subdivisions would be inappropriate, tremendously expensive, and unnecessary for the protection of our road drainage system.

The attached proposal, submitted early in 2014, recommended following TXDoT "Performance Based Vegetation Management" strategy for Right-of-Way maintenance to cost effectively managing these areas and warned that the equipment currently in use was ill suited for the objective, and dangerous to operate in all RoW areas. It further recommended that THPOAA could cost effectively contract for maintenance of all of our RoW areas. Unfortunately, the concerns raised about the equipment used by THPOA were not headed and the equipment has recently been damaged, most probably by improper operation.

Unfortunately, for the past number of years only a small percentage of our RoW area is being maintained, and the area that is maintained is being inappropriately managed.

Proper procedures for the maintenance of Road Right of ways have not been implemented even though procedures based on the TXDoT "Performance Based Vegetation Management" strategy for Right-of-Ways have been presented to the board on multiple occasions.

- Twin Harbors is a rural community and maintenance of Road RoWs as manicured lawns of a city subdivision is inappropriate and not affordable.
- Prior to any future RoW maintenance efforts, expectations for what areas of our RoW, if not all, will be maintained, must be established.
- TXDoT "Performance Based Vegetation Management" strategy for Right-of-Ways addresses the proper height of the grass to promote grass growth and encourage weed suppression.

- The TXDoT document and Polk County have additional strategies for herbicide treatment to control brush, unwanted tree saplings, weeds, and unwanted grasses (i.e. Bahia) that could be adopted in the future for subsequent maintenance cost savings.

The current tractor has been identified as inappropriate for shredding our RoW areas due to its size, and safety concerns. Improper operation and use of current tractor and shredder to shred our road RoW areas has resulted in damage to the current tractor. We should expect improper operation and maintenance to continue if the same person maintains and operates the proposed new equipment or operates far more cost effective rental equipment.

The tractor has been inappropriately stored and maintained since it was purchased. Comparable used, but maintained equipment, is being offered for sale in the $9,000 to $11,000 dollar range. (Please see link provided in foot notes 4, on page 6 of the "Proposal for the Maintenance of THPOA Road Right of Ways" and the following link http://www.tractorhouse.com search for New Holland 2002-2004 TC24).

Full shredding of all of our RoW areas has not been done for the last 5 to 7 years. Significant brush and tree growth has occurred in that time. The Tractor and shredder being proposed for purchase is not substantial enough for the first shredding of the non-maintained RoW areas. Using the new tractor for the initial shredding would most likely damage the new equipment, especially if being operated by people without appropriate experience. The size of the shredder and the fact that it is not hinged make the combination not efficient in maintaining our RoW areas as the majority of these areas have culverts. Without a hinged shredder, culverts – the point of a road RoW maintenance program – will not properly be maintained. At a minimum, all areas with draining ditches will need to be shredded separately on both sides. Due to the tree line, this will not be possible in many areas with a non-hinged shredder.

Cost of having this first shredding by suitable equipment has not been included in the purchase analysis, but was documented in the "Proposal for the Maintenance of THPOA Road Right of Ways" on page 5, and validated by the proposal from a local contractor whose core business is shredding pastures and RoW areas. Similar contractors would also work for approximately the same amount. Hire cost the type of equipment needed to do the initial shredding is $65/hour per Texas A&M University Ag. Extension Service as documented in the attached prior proposal. The initial shredding was estimated at $600 for 8 hours of shredding the 24 acres, plus travel time to job site by the contractor rejected by a majority of the Board. Subsequent cuttings of our RoW areas have been estimated to take from 4 to six hours, decreasing with time as the grasses and brush are properly managed.

That said looking at the proposal, the "Mowing Scenario" is based on invalid assumptions and misreported information:

- We have approximately 6.6 miles of road in total, resulting in 13.2 miles considering both sides.
- Not all Road RoW areas require shredding as they are maintained by the home owners.
- Safe operation of shredding equipment is in the range of 3 to 5 miles-per-hour. As a point of reference, 3 mph is the speed of a walk behind lawn mower.
- Local contractors who do this type of work for a living estimate 4 to 6 hours for subsequent shredding of our RoW areas.
- 2 Days to shred ALL roads on both sides, even as a worst case scenario, is not supported by the length and width of road RoW to be shredded at the slowest operational speed.
- It was stated in the June THPOA Board meeting by the current operator that it takes 25 hours to shred the small percentage of RoWs currently being shredded. It has been repeatedly pointed out to the BoD in monthly

meetings that 20+ hours to shred the small percentage of roadsides being shredded today is not supported by the slowest operational speed of the current tractor or the number of hours put on the tractor since purchased.

- When the tractor was purchased 5 years ago it had approximately 1,100 hours of operations on the hour meter. Today it is my understanding that there are 1,600 hours on the meter. This implies that 500 hours have been put on the tractor in the past 5 years. All of the 500 hours of operating time was not allocated to shredding as the tractor has been used for other activities. Let's generously assume 100 hours were put on the tractors for non-shredding activities, leaving 400 hours of operation devoted to shredding. At 25 hours per shredding a part of our RoW area, as reported by our employee, that means in 5 years we have shredded a very limited area of our right of ways only 16 times, or 3 to 4 times per year.
- A 5 foot wide shredder, operated at 3mph will cut about 2 acres per hour. At most we have 24 acres, so if our entire RoW was to be shredded it would take 12 hours of operation. In reality, a commercial operator would work with a 12' to 15' shredder and do the vast majority of our RoW areas on each side of the road very cost effectively in one pass.
- It is obvious that 25 hours per shredding of less than half of our 24 acres of road RoW is not accurate. This discrepancy has been repeatedly pointed out to the BoD without the majority of Board Members willing to take action. If the RoW areas are shredded more than 4 times per year, then the 25 hours reported as being needed to currently shred the 20% to 30% of the 24 acres of our RoW area is not accurate and corrective action should be taken.

The Tractor Purchase Scenario doesn't include a number of costs associated with the proper operation and maintenance of this expensive piece of equipment:

- Cost of Proper Maintenance of the Tractor and cutter has not been included. This includes cleaning and lubricating which must be done with each use, other consumables such as belts , hoses, filters..... and the labor to maintain. I suggest it would be beneficial to reference the attached "Proposal for the Maintenance of THPOA Road Right of Ways" to understand the true cost of equipment operation and ownership.
- Cost to build and maintain a proper storage facility for the Tractor has not been included.
- Cost to have the initial shredding completed with the proper equipment has not been included.
- This Capital Expenditure is a special expense which should be funded by special assessment and not out of the annual maintenance fees.

Finally, we are now working with Polk County to maintain our roads. As we progress partnership with the County to take over our road maintenance, the County also takes over responsibility for Road Right-of-Way maintenance. As the County takes over our roads, the need for contracting these services or doing it ourselves with purchased equipment diminishes. Buying equipment to do work the county will eventually be doing is inappropriate and represents a failure of the Board of Directors to exercise its fiduciary responsibilities.

Respectfully,

Amy S. Casey

Proposal for the Maintenance of THPOA Road Right of Ways

Executive Summary:

- The largest physical asset of the THPOA is our 6.6 mile road system
- The total area of our road RoW is approximately 24 acres
    - The right-of-way (RoW) extends approximately 15 feet on each side of the road
    - The actual location of the center line of our roads varies considerably from its plot map location, causing significant variability of the width of the RoW on either side of the road
    - On lots where homes have not been built, the front property line is approximately where the mature trees are located.
- Maintenance our road RoW is the responsibility of the THPOA
    - Funding for this activity comes from our annual maintenance fees
    - Maintenance of our road right-of-ways (RoW) is a necessity to protect the integrity of our roadways
- Implement the TXDoT "Performance Based Vegetation Management" strategy for Right-of-Way management. Contract with Robert Smith to clear the road RoWs. Initial shredding of entire area is $600, including the ball field. Subsequent mowing will not exceed $500. Suggest the board consider a $65/hr subsequent agreement so that we have someone on call to do vacant lot shredding as needed as well. Negotiate hourly rate for herbicide application, with THPOA supplying chemicals as specified by County.
    - Using contractors, the property owners of Twin Harbors will get approximately 5 times the area mowed for what is being spent today
    - The Board of Directors of THPOA purchased a small tractor for approximately $9,000 in 2008.
    - THPOA currently pays an hourly employee to mow a small section of our road RoW, not more than approximately 20% of the total road RoW using the small tractor
    - The total cost for each cutting of 20% of our RoW using this tractor is approximately $500
    - The tractor that THPOA owns is too small to safely and cost effectively maintain all of our road RoW
    - Bonded contractors using the appropriate equipment can safely mow the entirety of our road RoW areas for $600 for an initial cutting and at most $500 per subsequent cutting
    - Prior to 2006, contractors were utilized to maintain our road RoW
    - In the 1990's THPOA sold the tractor that the subdivision acquired at its establishment as it was determined that there was not a sufficient amount of work to justify the cost of owning, operating and maintaining a tractor and that contracting out for services requiring this type of equipment was more cost effective
- Sell the Small Tractor and Schedule Work Days to consolidate tasks requiring a tractor and rent as needed for $238/day
    - The current small tractor is not currently being stored in a protected sheltered area
    - The current value of the THPOA tractor is approximately $7,500
    - When tractor work is needed in the subdivision, a 50 to 65 hp tractor with a front end loader can be rented at the local equipment rental agency for $238/day

Supporting Information:

There are a number of aspects to consider in planning for the maintenance of our road Right-of-Ways (RoW), including:

1) Ensuring water drainage away from the road base to avoid road base failure and significant road repair costs
2) Management of brush and tree infestation; failure to do so leading to problems with water drainage, encroachment on and damage to our roadways, reduction or elimination of desirable grasses, and an increasing costs of brush removal with time due to brush growth
3) Aesthetics

In the spring of 2011 TXDoT adopted a "Performance Based Vegetation Management" for Right-of-Way management. The strategy change was intended to minimize costs associated with RoW maintenance over time. It consists of the following:

- Contractors are required to maintain grasses within a height range
  - 7" to 30" in rural areas
  - 5" to 24" in urban areas
- Contractors are to focus on controlling vegetation through herbicide application which reduces
  - Mowing cycles
  - Weed and brush growth

Twin Harbors has approximately 6.6 miles of road ways. Assuming an average of a 15 foot RoW on each side of the road results in approximately 24 acres[1] of RoW that require maintenance. Our physical road RoW area is less than this due to property owner maintenance of yards where houses have been constructed and the inexact placement of our roads with respect to property lines and the boundary of the original clearance and/or the subsequent growth of large pines and hardwoods.

Vegetation in our accessible right-of-ways consists of:

- various brush and tree saplings, all of which should be eliminated via shredding and herbicides
- various weeds, most of which can be eliminated by herbicide application and further suppressed by healthy stands of grasses allowed to grow to maturity
- Grasses, primarily consisting of common Bermuda and Bahiagrass. Both grasses produce seed heads, the Bahiagrass seed head being significantly taller than that of the Bermuda. Both grasses spread by runners and are self seeding. Common Bermuda grass can grow to a foot in height; including seed heads (see references 2 and 3 below). Mature Bahiagrass can reach 2 feet in height under ideal conditions; including a 1' seed head (see reference 4).

<u>CURRENT RoW MOWING PROCESS AND COSTS:</u>

As THPOA has been in place since the late 1970's, with the road RoW areas mowed from the road edge to the tree line of each lot , but this management ceased in the 2006-2008 time frame, at which point the Board of

[1] (6.6 miles *5280 ft/mile*2*15 ft)/43560 sqft/acre=24acre

Directors purchased a small 23 horse power New Holland tractor with a 5 foot pull behind rotary cutter for approximately $9,000.

Unfortunately our road RoW maintenance efforts no longer address the management of brush as we have done in prior years because the equipment purchased by THPOA cannot safely access many areas within our road RoW due to the size and safety features of the tractor purchased. If it could access these areas it does not have the power to cut the now significant areas of mature brush stands that exist within our road RoWs. Additionally, our tractor is not powerful enough to use implements such as a box blade that would allow for maintenance of RoW water drainage, if the RoW was fully cleared of brush.

Currently only about 20% of our road RoW are being mowed, therefore the effort to reclaim unmaintained RoW areas is increasing and putting our roads at increasing risk and ever increasing cost of control as our brush problem grows. We are currently spending approximately $450 in direct costs (Labor, Fuel, Oil, and Insurance) and approximately $500 when indirect costs (General Tractor Maintenance & Repair, Workman's Compensation Insurance) are considered, for each RoW cutting effort.

If all of our RoW area was mowed using the current in-house methods our cost would exceed $2,000 per cutting.

It should be obvious that the current methodology for maintaining our RoW is neither sufficient nor cost effective. Having a contractor with the right equipment will ensure that all of the road side RoWs are maintained in a cost effective manner.

GENERAL RoW RECOMMENDATION:

1) THPOA contract out our RoW mowing and adopt the TXDoT RoW management strategy
2) THPOA sell existing tractor and implements and allocate these funds to subsequent RoW management and future tractor rentals as needed.

IMPLEMENTATION RECOMMENDATIONS:

Mowing/Shredding costs are minimized by managing the number of hours of operation required and the hourly cost down as low as practical. For the RoWs in Twin Harbors, a Bush Hog rotary style mower/shredder of 10 feet in diameter or larger as that will allow our current RoWs , which vary in width from 5 to 20 feet in width on each side of our roads, to be cut requiring no more than two passes of the equipment on either side of the road.

For example: we have 6.6 miles of roads within the subdivision, assuming the operator traveled all of our roads making two cutting passes on each side of the roads would require 26.4 miles of cutting a 10 foot + swath. Per Bush Hog's operating manual, the proper speed to operate this type of equipment is between 2 and 5 mph[2].

Assuming an average speed of 3 mph, it would take the operator a little over 8 hours to complete the task. According to the Texas A&M Extension service[3], the hourly cost of operation of this type of equipment should not exceed $65/hour, including overhead of contractor travel time and required liability coverage. Assuming the

[2] See Bush Hog Operators Manual, Safety Section 1-3
[3] TAMU Extension Service 2013 Agricultural Custom Rates

mowing our RoWs required 8.5 hours of operation at the rate of $65/hr our maximum cost of run and maintain RoW operation would be $550.

The tractor horse power required to operate a 10 foot wide rotary cutter is, at a minimum, 50hp to 60hp. This type of tractor with a 10 foot or larger shredder is needed to take out the small trees and brush that have grown up in our right of ways and to subsequently maintain our RoWs. Additionally, this size tractor would also be large enough to safely carry and also run a PTO driven 100 to 200 gal sprayer with a boom or side jet spray nozzle which would be needed on occasionally if TXDoX cost saving RoW maintenance methods are implemented by the THPOA.

Following initial sheading and herbicide applications to eliminate brush problems and begin to control weeds, routine mowing no shorter than 6 to 8 inches (to allow grasses to flourish and crowd out weeds) can be done by a contractor with equipment more intended for pasture management and not residential or or small lot mowing. This type of contractor can typically do subsequent boom spray or spot herbicide applications.

A proposal for initial clearing of our RoW's has been bid at $600. Subsequent cutting with similar equipment should be contracted for on an hourly basis.

1. Contract with Robert Smith to do the initial right of way clearing and subsequent area wide right of way herbicide applications. Pat Casey, as head of the Road Committee, will supervise this work as he has experience in rural sheading of pasture and road right of ways, as well as a Texas private pesticide applicators license. First time mowing bid is $600.

   Robert Smith can also be contracted with to shred property that has been cleared but not subsequently maintained by property owners. It may be in our interests to identify any tracts that are in need of this work prior to his initial shredding, but giving the property owner the opportunity to do the work first.

   NOTE: Initial shredding should not occur until conditions are dry, with initial shredding height as low as the equipment can be set in areas where brush is present. In RoW areas with stands of grasses and weeds, cutting height should be no lower than 8" to facilitate grass growth and the weed suppression that results from healthy stands of grass. Initial herbicide treatment should following initial green-up of brush areas closely shredded. County Commissioner and TAMU extension agent will be consulted on application product, rates, and frequency as recommended in reference 1 below. See reference 5 for examples of chemicals and application strategies

2. Contract for ongoing right of way maintenance mowing the previously cleared right of ways and spot herbicide applications. Expected maximum cost per mowing the entirety of our RoW areas is $500 (bid from Robert Smith) or less.

   Frequency: Only as needed, but no sooner than grasses (not seed heads) having reached at least 12" in height, or as budget priorities dictate.

Costs: Cost will be offset by time and expenses incurred today to mow the 20% of the RoWs we are currently doing with THPOA equipment and hourly labor.

Currently only about 20% of our road RoW are being mowed, therefore the effort to reclaim unmaintained areas is increasing and putting our roads at increasing risk. Having a contractor with the right equipment will ensure that all of the road side RoWs are maintained. We are currently spending approximately $450 in direct costs (Labor, Fuel, Oil, Insurance) and approximately $500 when indirect costs (General Tractor Maintenance & Repair, Workman's Compensation Insurance) are considered to do only 20% of the area needed. If all of the RoW area was mowed using this strategy our cost would exceed $2,000 per cutting.

	Costs	Rate	Hours	**Comments**
Current				
Labor to Mow road sides	$230	11.5	20	Only includes what is accessible with available equipment. 4 days - 5 hrs per day @ $11.50 per hour, less than 20% of our road right-of-ways
Labor to Maintain Tractor	$23	11.5	2	Labor to prepare tractor for use and clean tractor after use: 30 mins per use.
Payroll Taxes	$32.69			
Fuel for Tractor	$103			20 hr, $4/gal, 1.29gal/hr
Lubrication Costs	$15			according to the U.S. Agricultural Census this is 15 percent of the fuel costs of agricultural machinery
Insurance	$10			Estimate at 1/12 annual amount
Repair and Maintenance	$46			avg annual over last 5 years is 550 estimated at 1/12
Worker's Comp	$33			Current estimate is $522 per annum - assumption is 3/4 due to mowing
Total Costs	**$493**			Single mowing of only 20% of road right-of-ways, if entire RoW was mowed cost would be 5 times as much
Proposed				
Initial Mowing /Shreading	$600			Includes all of the right-of-ways and culverts not currently mowed today due to lack of proper equipment
Contract to Maintain & Mow Right of Ways - each mowing, estimate 3 to 4 per year	$500			Includes all of the right-of-ways and culverts not currently mowed today due to lack of proper equipment

3. Sell the small tractor and return the proceeds to the general fund. Current resale value of our New Holland TC24 tractor, with 1400 hours, 2 wheel drive, with a front end loaded, and a 5' pull behind shredder ranges from $7500 to a maximum of $15,000[4][5].

   When tractor work is needed in the subdivision, the Board of Directors should authorize the rental of a 50 to 65 hp tractor with a front end loader at the local equipment rental agency for $238/day.

   Scheduling of multiple tractor tasks for a single day's rental would maximize the value received for each rental expense, as whether the tractor is used for 1 hour or a full day, the rate is the same. Tasks such as grading with a box blade, or moving materials using front end loader would allow for most RoW drainage and ad-hoc road maintenance tasks such as pot hole filling with road base or County approved and supplied topcoat materials. Judging on past efforts, if needed work is grouped together this type of work could be accomplished by one or two rental days per year, at most. Assuming we receive $5,000 to $10,000 for the sale of our tractor, that would be equivalent to 20 to 40 days rental.

REFERENCENCE

1) http://onlinemanuals.txdot.gov/txdotmanuals/veg/vegetation_management_guidelines.htm
2) http://onlinemanuals.txdot.gov/txdotmanuals/veg/veg.pdf
3) http://aggie-horticulture.tamu.edu/archives/parsons/turf/publications/bermuda.html
4) http://en.wikipedia.org/wiki/Cynodon_dactylon
5) http://en.wikipedia.org/wiki/Paspalum_notatum
6) Example of DOW Herbicides for Brush Management

[4] http://www.tractorhouse.com search for New Holland 2002-2004 TC24
[5] http://www.fastline.com/v100/2001-New-Holland-TC24