

ROSE HILL WASH COMMITTEE REPORT

April 9, 2025

Subject: Rose Hill Wash Committee report to the DCCE Master Association Board of Directors March 2025

The RHW Committee continues to make progress on the long-term plan approved by the Board in June 2024. For reference that plan is:

1. Cleaning up the “green debris” along the length of RHW (Done)
2. Engage a civil engineering firm (Done)
3. Engage with the City of Tucson (Ongoing)
4. Develop budget for 2025 (Done. Submitted to, and approved by, DCCE Board)
- 5. Develop a reclamation plan (Target end of 1Q25)**
6. Develop long-term budget covering 2026 – 2028 (Ongoing)
7. Develop long-term maintenance plan (Target TBD)

We are now active in the 5th step of the plan, highlighted above. The completion date is being extended, and we are now targeting the end of 2Q25.

The Committee met on March 20, 2025, with 9 of the 11 members in attendance. In addition, we invited two guests to join us. They are:

- Tracy Bogardus of Bogardus Engineering LLC
- Ross Lamberson of LJA Surveying

Ross updated the Committee on the results of the survey which was conducted in January and February. All of the details have been provided to Bogardus Engineering.

Tracy provided an update on his progress on development of the reclamation plan. He demonstrated an active display of the potential effects of a major monsoon storm and how it would impact adjacent homes and the golf course.

After their presentations we challenged the two of them to create a 3–4-year proposal with specific tasks and associated costs. This will also provide input to item 6 of our long-term plan (multiyear budget).

The Rose Hill Wash budget for 2025 has been exceeded. LJA and Bogardus have been asked to identify the actions required by the city before the summer 2025 monsoon

season. Based on the feedback from their interactions with the City engineer, it may be necessary to request additional funds from the Board.

The two companies have responded. The cost for engineering that was not approved by the Board is \$91,260.00, excluding any work on the Wash.

The estimated cost for a short-term solution before the 2025 monsoon season is \$150k to \$250k, including engineering. This covers partial material removal in the wash, not full reconstruction. The complete reconstruction can be done in 2-3 years.

We asked Bogardus and LJA, “what if we, DCCE, do nothing?” They responded that the City Engineer’s primary concern is potential damage to homes adjacent to the Wash. The risk of doing nothing is that the City may issue a “notice of non-conformance” and potentially place a lien on the assets of DCCE.

Next steps are:

- Receive and review a long-term plan with tasks and costs.
- Prepare a budget request to be presented to the Budget and Finance Committee as well as the Master Board of Directors
- Explore financing options as this will be very costly
- Evaluate the risk of the potential actions from the City of Tucson.

Respectfully submitted

Rich Robertson

Chair Rose Hill Wash Committee.