



PMLOA Board Meeting Agenda

Location:	Xactware 1100 W Traverse Pkwy, Lehi, UT 84043
Date:	October 11, 2017
Time:	5:30 p.m.

Meeting is called to order at 5:40 p.m.

In attendance: Russ Gardner, Jay DeMille, Mark Petersen, Randy Fry, Terri Eagan, Kirk Tolbert, Jason Love and Cindy Bell.

Update on Action Items:

1. Cal Nelson's road issue
 - a. Russ has gotten the easement turned over to D Land Title. They will send a copy of the easement to the Board. Cal will pay for the invoice to write and file the easement.
2. Collections update
 - a. Will we be able to collect on the full amount or will it be minus 40%. Terry has been told by several people that you cannot collect more than is owned. It is in our CCR's that the person will pay the fees associated with the collection.
 - b. The collection agency is AMC and we should be getting a check for the amounts they have collected so far by the 15th.
 - c. Jason would like the spreadsheet to show how much went to collections and a column to say how much was paid by ACM.
 - d. The collection agency received a copy of our CCR's to determine what additional costs can be collected.
3. Re-key locks, Quotes
 - a. We may look at moving to electric gates, pin code or card reading and get away from the keys. We need to price it out and see if it is something we can do.
 - b. Terri wants to propose to earmark \$1,700.00 to go towards security and gates.
 - c. Russ noted that if we provide an electronic gate at gate 5, we will have provided basic electronic access to both sides of the Association.

New Items:

1. Electric opener for gate 5 requested by Scott McDonald.
 - a. Scott sent some information out about possible hardware, there is some research that still needs to be done. He is willing to share some of the cost and some of the labor that will be required.
 - b. Jason and Mark will team up to research gate opener options and requirements. They will also look at the cost and options for keys, key pads, or other electronic options.
2. Dues Date change
 - a. Terri would like to propose that the dues are due in April instead of June. This should be put into the CCR's and needs to be voted on.
 - b. Jason proposes that this change should not be in the new proposed CCR's because they have already been discussed. It should be an item that is put to the members at the annual meeting.
3. Name Unnamed Roads on Map
 - a. Randy proposes that we think of names for the roads that are unnamed and get them added to the map.
 - b. Jason would like to ask the land owners for suggestions of road names.
 - c. We would like to have this adopted by January.
4. Document storage
 - a. Randy would like to know if Jarid will allow us to have some document storage on his server.
 - b. Jason talked to Jarid and he is only able to host the web site. Storage will have to be somewhere else.
 - c. We currently pay for storage on GoDaddy.
5. Collections –
 - a. Divvy up names among the Board to contact. Board members can take a list of names and we can try to call or email them.
6. Roads
 - a. Map out planned areas for board review.
 - b. We need to get 3 quotes for road work. The Board will vote on who will be getting the bid.
 - c. We need to propose a map that will show the work that will be done for the 2018 year.
7. CC&R's / By Laws review
 - a. The changes, of the CCR's that were discussed during the annual meeting have been revised to reflect the opinions of most of the members who expressed opinions at the meeting.

- i. Change the equine paragraph to read animals, add a sentence that says the members must comply with all county regulations.
 - ii. Remove the paragraph regarding domestic livestock.
 - iii. The dog paragraph will say and/or to allow owners to walk with their dogs.
 - iv. On the dumpster section we will add the word bagged household garbage.
 - v. We will double check the easements to make sure that they are correct.
 - vi. Add into the road section as #4, "Parking on the Association roads is prohibited".
- b. Once we have a final copy, we will get bids on 3 attorneys to decide who can review our final document.

Action Items:

1. Jason and Mark - Gate opener for gate 5, figure out what is needed in an installation prospective and for materials needed.
2. Kirk – Double check with the county to make sure the easements are correctly stated on the CCR's.
3. Terri – Verify if there is a county rule regarding cows.
4. All – Think of, and ask opinions on names for the unnamed roads in the Association. (4 Roads are unnamed).

Meeting adjourned 8:30 p.m.