



PMLOA Board Meeting Minutes

Location:	Xactware 1100 W Traverse Pkwy, Lehi, UT 84043
Date:	October 4, 2017
Time:	5:30 p.m.

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

1. Cal Nelson's road issue

Terri talked to the county because of concerns with the legality of moving the road. Scott Olsen at the county said moving the road 5 feet was not enough and that the board does not have any more authority than members to move roads.

Russ also talked with Reed Hatch, Tracey and Scott at the county. He presented an aerial with the property lines and measurements. The road no longer meets the easement requirements on Cal's property. According to the county we would be able to expand the easement on Cal's property only and it would cover that road. In order to expand the easement we would need to have a title company write up the explanation and measurements and it would then be signed and notarized, and recorded. All Cal would have to do is agree to the easement. It will cost less than \$100.00 for this to be done.

The motion was made by Russ that there is a decision to leave the pond as-is and to have the easement expanded into Cal's property and recorded as such. This is seconded by Jason Love. A vote was taken and was unanimous in favor, the motion passes.

Russ has been down and talked to D Land Title, they are willing to produce the easement documents, Russ will work with D Land Title and Cal to get this done.

A letter will be written stating what was decided and what was done and will be sent to Cal. It should parallel the easement document. Cal will be asked to pay all fees associated with the title company and the recording fee.

2. Other roads

Next year the Board will go walk the area above Twin Creeks where the road is still washed out and decide how to go about restoring that road. If the road needs to be moved from its original path, the Board will need to investigate how to work with the county on making the changes to the path of the road.

3. Thorne's Driveway

While at the county building, Russ and Scott looked at the aerial of the road area where Troy's driveway is and they found that the road is currently closer to the original plat map than it has been. Possibly in the spring, while doing road work, we take a little off of some of the corners or put a reflective sign up near the driveway.

A motion was made by Randy that this change is within the easements, the issue will be closed and no further action will be taken. Jason seconds the motion. All members of the Board voted yea. This issue is closed.

4. One more road in question –

Kirk believes there is another road that was in question, between his property and Cody Smith's. This is going to need some more research to make sure this isn't a road that was abandoned by the developer.

5. Complaints and issues coming to the Board from members –

When someone comes to a member of the Board with a complaint, first the Board member should encourage the person to go directly to the person and try to work it out with them directly. If they still wish for the board to discuss the issue, it must be put in writing.

Randy motions: Any requests or issues must be put in writing and will be put on the agenda for the next meeting. It will be discussed and voted on by the Board, the decision will be recorded in the minutes, put in a written response and sent to the parties involved. Jason seconds the motion. A vote was taken and it was unanimous. The motion passes.

6. Brittany Pyne – Letter from Board and response

Jason emailed the written complaints to the board. When this was previously discussed, it was brought up that there was an issue with the dues. The Board had previously decided that the Pynes and Taylors would be able to change the borders of Lot 62A to follow the road, but they would not be able to combine lots 62A and 62B into one lot. This will allow part of lot 62A to be split and become lot 61. 62A becomes a smaller lot but does absorb a small portion of lot 61 which is on the 62A side of the road.

The Pynes complaint is that the Boards decision not to allow the Pynes to combine lots 62 A and B because of the dues is unfair, because they should not be paying dues on two lots anyhow because according to the current bylaws they should only be paying one due anyhow. The Pynes are willing to pay two dues if that is a condition of them being allowed to join those two lots. The reason the Pynes were assessed 2 dues was because of the way the title lists Judy Pyne and the primary owner on one lot and Brittany Pyne as the primary owner on the other lot with different billing addresses for each lot.

Jason feels that the Pynes would be allowed to combine the lots because it would be a reasonable thing to do, he feels that the board should limit its decisions and regarding what property owners can do within the lands they own. The pros are that this would increase the property values for the owners, the con would be the loss of dues now or in the future. On a straw poll it appears that the Board would still not be in favor of reopening the vote, mainly because of the precedence that it would create for future issues. Jason will let the Pynes know that the board feels that creating an unsustainable practice of merging lots together is not in the best interests of the Association.

The meeting is adjourned 8:02 p.m.