

Minutes of the 2014 Pine Mountain Land Owners Association Annual Meeting

11:05 a.m. the meeting is called to order

Board members present; Morgan Warner, Terri Eagan, Nick Olsen, Greg Bird, Kevin Birch, John Hoonakker, Cindy Bell.

Welcome by Morgan Warner

Update of the current events included a discussion of some roads with too many sharp turns in some areas that will need to be straightened and property owners will need to be consulted on that. The only property that falls under the Associations control is the one parking lot that is where the dumpster is.

Something needs to be done with the dumpster; it will probably have to be locked. It is only Saturday and the dumpster is almost full. The past couple of weekends it has overflowed, if it is full members should haul their garbage home.

It was John's idea to put a load of gravel at each of the gates, it is an improvement; it looks nice and feels nice too. On the Southwest end we have put a couple loads of red reject sand; Sanpete County has put this on all of their roads. Aaron Dennison is currently working on the roads and will give discounts to anyone in the Association who needs work done.

There is a possibility of arranging for green waste to be brought to the area near the dumpster for chipping. Do not bring green waste to the lot until notified. Also there are people who may come and remove your deadfall in exchange for the firewood.

Introduction of Terry Heath with Wild Land Fires

Terry introduces Silo and Amber from the Forestry Fire Division.

This year there is still \$40,000.00 in grant money assigned to our community. They have just completed a 300 ft. wide fuel break west of the community that runs 6 ½ miles below our community. It starts in Spring City canyon and on private property owned by Scott Watson, the Olsen family and the canal company. As discussed with the board members this year, the Forest Service is going to do some roadways; he has asked permission to put a sign in at the winter parking area to help educate all of us in the area.

There is a field trip with Forest Service, June 10th, 9:00 am at the Ephraim office to do some "looking" on the south side of the subdivision where they have started doing work. Land owners are asked to let the board members know of their needs and the forest service will work with the board to address those needs. There will also be a meeting with Sanpete County on July 14, considering risk assessment. At least one board member should attend, it will be held at the new jail house at 10:00 am. The public is also welcome to either of the meetings. If you have needs, let them be known to the board, and Terry will meet with the board and will prioritize according to the needs.

State government committee was established to address wild land fires and catastrophic (CAT) fires like the Wood Hollow fire. Legislature allocated \$2.5 mm statewide to do large landscape project like chains or fuel breaks. \$225,000.00 of state money was allocated to Central Utah's 6 county area, since the biggest problem areas were right here because of all the homes in the trees, all of the \$225,000 will be spent in Sanpete Co. in the next 18 months. They have identified 5 projects. One will tie into the fuel break that is west of our association; it will go around us, Whispering pines, below Pine Creek and all the way around the Scout camp, it is 6 ½ miles of fuel break. One of the new projects for this CATS fire will tie it in to Birch Creek, where Birch Creek ties into Skyline. Another project is on Hilltop which is by Hide-away Valley, and a project is east of Fairview, on Mowers property, he is allowing them to put a fuel break on Fairview Heights.

As far as cuts on funding, we did not get any money from the BLM this year; it doesn't affect Sanpete County much as there is not much BLM land in Sanpete County that is adjacent to homes.

They are still in the process of clearing roadways and are considering using a chemical to stop the regrowth of scrub oak; one application keeps scrub oak from growing for 7 years while allowing the growth of other plants. One member expressed concern of chemicals that might be used, citing the unsightliness of the brown strips under the power lines as an example of what he doesn't want to see on our roadways.

After the fuel breaks are complete, the Forest Service is going in with a stump grinder in hope that the communities will by a mower and come in once a year and mow the fuel break area so grass can grow in.

Terry Heath concludes and Morgan takes the microphone.

One of the things we have decided as a board, rather than focusing on individual lots, we want the Fire Service to put their emphasis on the north side of our subdivision, north of Cedar Creek and thin back both roads so we have a better fighting resource on that side. It would provide approximately a forty foot clearance and hopefully that will give us a little more safety.

In-Kind sheets will be available on our web site. Terry will send an electronic copy to the secretary to post on the web site and will include his email address so it can be sent to him or turned into the secretary. Any kind of work done that is in the line of fire prevention, which can be almost anything; cutting in a driveway is fire protection, money spent on a water system, going through and getting rid of dead fall. , In-Kind sheets can go back three years, the hours spent at the meeting can be used as In-Kind, along with the miles driven for travel, if they live on the Wasatch Front, they are allowed 200 miles. Turning in the In-Kind sheets is a community advantage; the Forest Service is in the process of writing new grants for a Western States fire management grants, it gives leverage if we show we have bought into the programs and gives helps to get the grant.

An Association member asked about the policy of burning trimmings this year. The policy is to burn with a large clearing surrounding burn area, have plenty of water on hand, and stay with the fire until it is completely burned out. Terry Heath has indicated he may have a chipper available to help chip dead fall that is less than 6 inches in diameter.

John Hoonakker and Kevin Birch road update.

They have done an awful lot of work on the roads, but are trying to stretch the dollars which are tight. If anyone feels there is something that is being neglected, please stop by the roads table and let the committee know.

We have an excellent road guy named Aaron Dennison; he has carte blanche on making recommendations to the board. Aaron has also offered to work for individual land owners at a discount.

If you see rocks on the road stop and remove them, we volunteer for you but it is everyone's job to keep the rocks off of the road.

We still have a lot to do in the next couple of weeks. If you have an area that needs gravel, let us know.

Associate people are welcome who would like to get involved in roads to learn how the roads work and be able to step into a board position when it is needed.

One Association member responded that he fills the roads are in the best condition they have ever been in, this was met with enthusiastic applause from the audience.

Lot 72 in Whispering Pines Phase II owner mentioned he has not been able to access his lot and wonders what will be done to get him access to his lot. Morgan invites him to meet with the road committee after the meeting.

Greg Bird - Security Update

Thistles are our responsibility, if we don't take care of them the county has the right to come in and take care of it and charge us for it. When riding around, take your shovel and take care of thistles when you see them.

If you see gates left open, lock them. Take a key with you when you are out and lock the gates behind you. Leaving gates open because you have friends coming is not fair to others in the community because you have just given access to other people's property.

If you have noticed the new lock boxes on the gates, they are the sheriff's department, the fire department and the counties. They have welded those boxes on so they will be able to unlock that box for emergency access into our association. Some gates have dual access because they are tied in with other associations.

An association member asked if the sheriff's department has a plot map to help find a specific person who has called for help. Greg suggests if you need to call for help, describe the gate (as the silver gate) as most of the guys with the county know a lot about the associations down here. If possible, send someone down to the gate to have it open for EMT's or fire to on site.

The cable on the forest service road is down; the lock has been broken off. We have decided we will have to put a gate up on that road.

Nick Olsen - Clean Up

We are addressing the problems of derelict RV's left on property. There are two on Killer road area, one in Twin Creek area. As a committee we have decided it is time to take some action and we will have to remove them ourselves. Nick is aware of some individuals who may come and remove them for the scrap metal. There may be a small charge for this removal.

Another issue is the rocks rolling off the road and plugging the gutters. When we have water shed taking the water down the mountain, with rocks clogging the gutters we have water running across the road, cutting into the road and taking the gravel away and all of our hard work. While driving around, take the time to roll those rocks off of the road.

In the past we have had cleanup days with small turnouts. We have taken branches down where the dumpster is. We have a lot of elderly people who are not able to help clean up and it would be nice if the younger people would be able to help out. When asked if the audience was interested in a general cleanup day, the majority of the audience indicated they would be willing to participate.

When we have made arrangements for branches to be taken to the parking lot, we will notify people. Please do not bring green waste down until notified.

We have had some problems with people who are pulling into private property, meadows, and even on our roads, doing Brodies and spinning around. If you see this, just take a minute and talk to the kids or the adults with them. It usually stops right away when they are asked to stop.

Terri Eagan Dues Committee

We are trying to figure out how long the dues have been 100 dollars.

One thing we are finding is that when people sell, they are selling to other land owners and the association is losing dues because of this.

Another thing we want to talk about is if dues should be based on tax ID's so individuals are paying for each lot they own. One member was surprised that our association does not charge per lot. She has land in another association and pays dues per lot. We have 412 lots, and 241 notices went out for the annual meeting, which means we have approximately a 50% loss of dues because of multiple land owners.

When asked the majority did not want a due increase of 100%. People may be willing to see their dues go up to two-hundred dollars a year if their roads were twice as good because of it.

The volunteer's for the dues committee are: Steve Bird and Bernd Watchtel.

Cindy Bell – Budget

Budget for 2013 was read and copies were passed out to the members. The two savings accounts were combined into one account.

We plan to re-key the gates at the next annual meeting which will be a rather large expense but also a necessary one. We plan to have the locks changed and the locksmith at the next meeting to re-notch members' keys. Anyone who is not at the meeting will have to make arrangements to replace their keys.

Vote on Board Members

We are still voting for two 3 year terms, the 2 year term for Terri Eagan is not being voted on because she has decided to stay. She was going to resign because she felt like she was not doing her job on the roads, as she was not able to spend the time required to work on the roads. Many voted for her last year because of the way she presented herself and we are very pleased she has decided to finish her term.

Morgan's term is up, the nomination was offered for Morgan. No vote was taken, the member's voted with a show of hands, and Morgan was nominated by acclamation for another 3 year term.

The other 3 year term is John Hoonaker, Morgan nominates John for another 3 year term, seconded by Steve Bird. Dennis Huggard is nominated and seconded by Mick Allred. No other nominations. Ballots were taken and counted by 2 volunteers with John Hoonaker being voted for another 3 year term.

Water update

The water tank for Whispering Pines Water Company is being repaired. The tank has been drained and is being resealed. The large water faucet is still locked and will remain unusable until the water tank is refilled. The small hose is still available for use, but please wait 10 minutes between members filling their tanks so the people in Whispering Pines will have enough water pressure for their houses.

The meeting is called to an end at 12:32.