



## **ANNUAL MEETING**

June 10, 2017 @ 10:00 a.m.

Mt. Pleasant Contoy Arena, 995 W 1000 S 84647

### **Welcome** – Randy Fry

This included a reminder that our web site is [www.pinemountainloa.com](http://www.pinemountainloa.com), and our documents are updated and placed on the website. The current board was also introduced with Randy Fry, Terri Eagan, Kirk Tolbert, Morgan Warner, Jason Love who has taken over John Hoonakker's position, Jay DeMille who has taken Mike Conran's position, Steve Bird moved and has not been able to make meetings so he will resign his position, and Cindy Bell who is the secretary.

### **Fire Safety**- Tom Petersen, Sanpete County Fire Warden

Sanpete County has a new program this year, the county has budgeted money that may pay for ½ of the cost to hire a contractor to come in and do some defensible space work. If you are interested in this call Tom at 435-835-7117, or his cell phone, 435-668-2068, or email, thomaspeterson@utah.gov. We do need to be really vigilant this year with defensible space and fire safety.

The fire danger this season will be quite high and we are all asked to be really careful with sparks and camp fires. There are no county restrictions on campfires yet. If there are restrictions, they will be posted on the website, so the members will know. There are a lot of little things owners can do to help protect their cabins from a fire, cleaning gutters, and loose leaves goes a long way to help protect cabins.

The pine beetle that came through has pretty much run its course. Many of the conifer stands that the beetles killed were of the age that they were close to being at the end of their life cycle. The dead stand is at about 60%. With the new state and federal policies, some fires will be allowed to burn along its natural course.

We will be doing a cleanup day on the July 8<sup>th</sup> weekend this year. Owners will be trimming the excess growth off of the roads and stacking them in the same direction near the road but still on your property. This way the chipper crew will be able to put the limbs in the chipper easily. There is a 6" limit on the diameter of materials that can be chipped.

### **Annual Dues and Collections**

The Annual dues will remain @ \$150.00 this year. The Board voted on March 2, 2017 to change the way the dues are charged on lots. After March 2, 2017 any lot purchased will be charged an annual due for each lot, and will have one vote for each lot a due is paid on. This is a proposal, those who have purchased their lots prior to March 2, 2017, will only pay one due unless they purchase a new lot. The Association is losing money each time an existing member buys a property because they are only charged one annual due. We are losing about 3.4% of our annual budget because of lots purchased by existing owners.

A question is asked about the voting rights of owners who currently own more than one lot. If that owner is willing to pay multiple dues, they will get a vote for each due that they pay. Once they have begun paying dues on a lot, it will remain a dues paying lot.

Currently we have about 10 people who are seriously delinquent. We have 333 lots, 229 owners, 60 owners are multiple lot owners, if dues were paid equally on every lot according to the current budget; each owner would pay approximately \$105.00.

We verify that each member who is given a ballot to vote is in good standing and has the right to vote during the check in process.

**Vote on Dues Motion-**

The vote before the members at this time is as follows: After March 2, 2017 any lot purchased will be charged an annual due for each lot, and will have one vote for each lot a due is paid on. Members who have purchased their lots prior to March 2, 2017, will only pay one due unless they purchase a new lot.

We have 2 volunteers from the audience to help collect and count votes. The votes were counted by the volunteers and overseen by a board member. The motion passed with 65 yes and 7 no votes.

**Board Members Positions**

We would like to thank Morgan Warner for his multiple terms as a board member. We will fill his position along with the position of Jason Love who is filling in for John Hoonakker as a 3 year term.

**3 year term nominations-**

Jason Love is nominated by Randy Fry and seconded by Terri Eagan

Mark Petersen is nominated by Garry Barfuss and seconded by Kirk Tolbert.

Russ Gardner is nominated by Morgan Warner, and seconded by Tammy Gardner.

We have 2 volunteers who will help to collect and count the votes with one board member overseeing.

The winners are Jason Love and Mark Peterson.

**1 year term nominations –**

Jay DeMille is nominated by Randy Fry and seconded by Jeanie Huggard

Russ Gardner is nominated by Terry James and seconded by Mark DaBell

Gary Barfuss is nominated by Mark Peterson and seconded by Cody Smith

We have 2 volunteer who will help collect and count the votes with one board member overseeing.

The winners are Jay DeMille and Russ Gardner.

The board for 2017-18 will be:

Member	Term	
Kirk Tolbert	3 <sup>rd</sup> Year	
Russ Gardner	3 <sup>rd</sup> Year	Replacing Steve Bird
Jay DeMille	3 <sup>rd</sup> Year	Replacing Mike Conran
Terri Eagan	2 <sup>nd</sup> Year	
Randy Fry	2 <sup>nd</sup> Year	
Jason Love	1 <sup>st</sup> Year	
Mark Peterson	1 <sup>st</sup> Year	

**2016-2017 Constitution and Bylaws / CC&R Update Committee**

During the fall of 2016 and the Spring of 2017, the update committee chaired by Morgan Warner and committee members Kirk Tolbert, Jason Love, Cindy Bell, Terri Egan and Randy Fry met on multiple dates to review all previous Bylaws and CC&R's. The intent of the committee was to clarify, change verbiage to make it understandable and to review rules and bylaws that did not make sense. We did find a lot of redundancy and duplication in the current documents.

The Board agrees it should not be in the business of regulating the building process. That licensing and inspecting process should be maintained by the county. The Board will let County and State law prevail on structures. Some of the changes that were made in the proposed amended documents will be to remove the role of the Board in reviewing building or construction plans.

We will not be voting on these documents this year. We want your opinion and your input. After the annual meeting we will reconvene to discuss as a committee and go forward with your input.

### **Constitution, By Laws / CC&R Revision Committee**

During the fall of 2016 and the spring of 2017 the update committee chaired by Morgan Warner, along with Cindy, Terri, Jason and Randy spent in excess of 500 hours reviewing and revising the bylaws and CC&R's. It is the intention of the Board/committee to organize the Association Bylaws and CC&R's into well-structured documents that eliminate duplication and ambiguity, to consolidate amendments, comply with state and county laws, and to accurately reflect the will and the priorities of the Association members. The Board agrees that we should not be in the business of regulating the building process, that's what the county does; everything that is done has to be permitted by the county.

Some of the things that are proposed for change are some language regarding construction materials and colors that directs members to use colors that blend and compliment the surrounding landscape.

There is also some language regarding fencing because there have been comments from members who have expressed concerns that people are fencing off their entire property which blocks trails and disturbs the migration trails of the wildlife.

Other language that was added or changed is a requirement for owners to identify their lot numbers; animals such as livestock; trespassing language to remove the board members right to go onto other people's property to remedy infractions, and also to encourage all members to respect other member's property.

There was also some language added to clarify the Associations collection policy for delinquent accounts.

Clarification was also added to the requirements for road maintenance, and easements, along with the removal of language relating to the required removal of Recreational Vehicles (RV's) such as trailers and motor homes, and the requirement for pavilions to be constructed for those RV's that are left over the winter on properties.

### **Open Mic Time**

Terry James – She thinks that owners should have 60 to 120 days to get their lot numbers on their properties. She also commented on the gate being left open for a party. She bought her property because it was a secured community and she does not want to see the gates left open.

Jason Love – There are two levels of enforcement that the Board can take, that is legal enforcement through the county sheriff and the ability to notify members of violations and fine members if necessary. Members are aware that gates need to be locked at all times and it is up to the members to follow that rule. This is also part of being respectful of others property.

Sherry Allred – She wonders if there is anything in the bylaws regarding enforcing the 15 mile an hour speed limit. She has someone speeding up the road going at least 40 miles an hour. Sherry is also concerned about the section on livestock because she intends to retire down here and would like to have chickens and feels it is her right as a land owner to have the type of animals she wants on her own property.

Member Comment – When you have chickens on your property, you are inviting cougars, bears and other predators to come into the area and that will affect all of the surrounding members.

Chuck Nejd – He is wondering what the rule is regarding power lines. Currently in the CCR's all power lines must be underground unless they are approved in writing by the Board, this has been the rule in effect for the past 12 years, yet 3 or 4 years back the power lines were put in overhead on Meadow Road.

Please send all comments regarding the proposed amended Bylaws and CC&R's to Cindy Bell at: [boardmembers@pinemountainloa.com](mailto:boardmembers@pinemountainloa.com)

There will be one "B" Water Share sold by the Whispering Pines Water Co. This will be done as a lottery and the cost for the share will be \$3,500.00. The drawing will be held on June 30<sup>th</sup>.

## 2016 Annual Meeting Minutes

The minutes for the 2016 annual meeting are posted on the web site ([www.pinemountainloa.com](http://www.pinemountainloa.com)). There were no questions or comments from the audience.

### Financials - Cindy Bell (5 min)

2016 – Year end report is as follows

2016 – Year end report	
Beginning Balance	\$ 11,104.63
Income: Association Dues, keys, remotes, etc.	\$ 35,120.00
Balance	\$ 46,224.63
Expenses:	
Keys and Remotes	\$ 1,695.00
Secretary	\$ 3,100.00
Office Supplies -	\$ 48.51
Licensing	\$ 10.00
Board Meeting / Annual meeting	\$ 460.81
Signs	\$ -
Sanpete county / copies	\$ 72.73
Postage/mailing	\$ 156.70
Snow Removal	\$ 50.00
North Sanpete Disposal	\$ 1,620.50
Safety and Security	\$ -
Roads	\$ 20,104.03
Liability Insurance	\$ 1,122.00
Taxes, tax filing,	\$ 200.00
Intermountain Title - Lien filing	\$ -
Web Site	\$ 164.46
Bank Charges	\$ 118.00
Weed Control	\$ -
Spending Total	\$ 28,922.74
Balance	\$ 17,301.89
Savings Account	\$ 22,236.65
<b>Total</b>	<b>\$ 39,538.54</b>

2017 – Budget – This is the budget as approved by the Board.

2017 - Annual Budget	
Beginning Balance	14,990.51
Estimated Income: Association Dues, keys, remotes, etc.	35,120.00
Balance	50,110.51
Expenses:	
Keys and Remotes	1,500.00
Secretary	3,600.00
Office Supplies -	540.00
Board Meeting / Annual meeting	400.00
Signs	300.00
Sanpete county / copies	100.00
Snow Removal	500.00

North Sanpete Disposal	1,700.00
Safety and Security	500.00
Roads	25,000.00
Liability Insurance	1,200.00
Taxes, tax filing,	800.00
Collections and Liens	2,400.00
Web Site	180.00
Bank Charges	40.00
Weed Control	300.00
QuickBooks	480.00
Expense Total	39,540.00
Balance	10,570.51
Savings Account	27,236.65
<b>Total</b>	<b>37,807.16</b>

**Road Updates** – Terri Eagan and Kirk Tolbert

The road going out to Spring City was redone in 2016 and has had a little more work done on it. We will continue to work on building up the roads. We also need to be aware of the driveways that need a culvert. All culverts must be a minimum of 8 inches. If the grader has come down your road and put a ditch in, you need to have a culvert.

**Dumpster** – Terri Eagan

The dumpster continues to be abused with people putting furniture, lawn mowers, construction materials and other inappropriate garbage in the container. The dumpster is provided for household garbage only. We need the help of all members to make sure we are able to keep providing this convenience to our members. Everyone needs to make sure they are putting the lid down and securely locking it. If the dumpster is full, do not leave your garbage at this location. Do not stack garbage on the ground or on the top of the container. We need the assistance of all of our members to ensure that we will be able to continue providing this benefit. We are looking at options for busier weekends, by having an additional dump or bringing another dumpster in for those weekends. We will continue to investigate whether it makes sense to buy or build a larger dumpster.

**Additional Items**

Lot numbers; it doesn't have to be much; just a stick on number on a piece of wood is all it takes.  
 Speed limits and dust- The speed limit is 15 mph.  
 Sound levels; from 10 – 7 keep the noise levels down.

**Board Members**

Randy Fry	President	801 318-5861	<a href="mailto:compositefab@comcast.net">compositefab@comcast.net</a>
Terri Eagan	Vice President / Roads	801 664-2237	<a href="mailto:terrijeagan5@gmail.com">terrijeagan5@gmail.com</a>
Jason Love	Public Relations	801 380-2476	<a href="mailto:jason_love32@msn.com">jason_love32@msn.com</a>
Kirk Tolbert	Roads	801 560-1710	<a href="mailto:Kirk@mtoid.org">Kirk@mtoid.org</a>
Jay DeMille	Roads	801 792-2573	<a href="mailto:jaydemille@hotmail.com">jaydemille@hotmail.com</a>
Russ Gardner	Safety	801-870-9397	<a href="mailto:tg1935@hotmail.com">tg1935@hotmail.com</a>
Mark Peterson	Safety	801-599-7358	<a href="mailto:petespics1@yahoo.com">petespics1@yahoo.com</a>
Cindy Bell	Secretary	801 787-4354	<a href="mailto:cindy.bell923@gmail.com">cindy.bell923@gmail.com</a>

***“It is the desire of this Association to protect, assist, provide, and in any way make the occupation of this subdivision a most pleasant experience.”***

Board approved minutes – 7/21/17