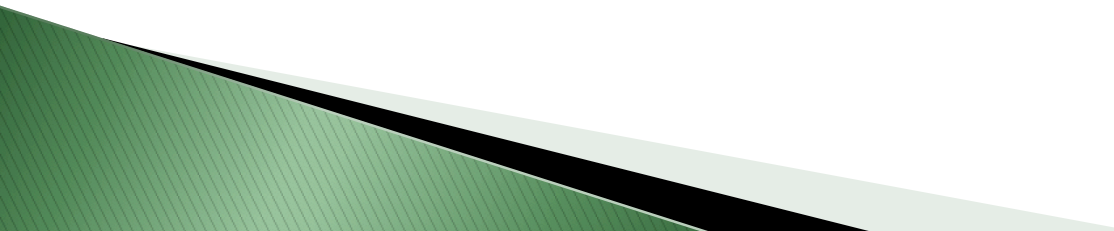




Welcome!

Annual Meeting
June 10, 2017

Welcome

- ▶ Mike Conran, the former President resigned in March due to personal reasons. Randy Fry took over as President.
 - ▶ We want the Board to be transparent and accountable. All suggestions and ideas brought to the Board will be reviewed.
 - ▶ Website www.pinemountainloa.com Improvements or suggestions??
 - ▶ Introduction of the Board. Contact info for Board members are on the website.
- 

2016 Board

President	Randy Fry	801-318-5861
Vice President Roads – SCR	Terri Eagan	801-664-2237
Public Relations	Jason Love	801-380-2476
Roads WP2 – Sky –Hi	Jay DeMille	801 - 792-2573
Safety and Security	Steve Bird	801-556-2233
Roads	Kirk Tolbert	801-560-1710
Safety and Security	Morgan Warner	801-592-7551
Secretary	Cindy Bell	801-787-4354

Fire Prevention

Tom Peterson

Sanpete County Fire Warden

(435) 835—2117 or(435) 668-2068 Cell

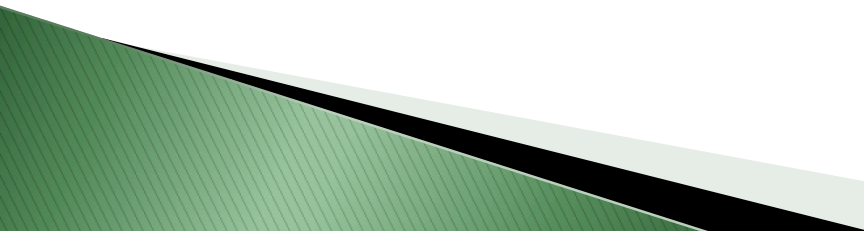
thomaspeterson@utah.gov



Association Clean-up Weedkend

- ▶ The Board has chosen the 8th and 9th of July 2017 for the association clean up days.
- ▶ We would like volunteers to go along association roads and trim low lying tree limbs and shrubs and stack in central piles.
- ▶ Clean up your property of deadfall and unwanted limbs.
- ▶ Please Stack all limbs in the same direction.
- ▶ Please Choose an area next to the road but not on it.
- ▶ Wildland fire will come through and shred all of the materials on Monday and Tuesday

Annual Dues & Collections

- ▶ 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 the annual due for each lot and have a vote for each lot.
 - ▶ Those who own multiple lots prior to March 2, 2017 will only pay 1 due unless they purchase another lot.
 - ▶ The association is losing annual dues every time an existing owner buys a property because they are only charged 1 annual due (\$150) for all of their lots, regardless of how many. Average loss per year is \$1000.00 or 3.4% of budget.
 - ▶ The Board is working hard to find solutions that are fair for all owners, and will present options going forward.
- 

Annual Dues & Collections – cont.

- ▶ Article VI, Section XVII, of the 1980 Bylaws, states in part, “The Association board members, as a quorum, have the authority to make additions or changes to the Association By-laws as a need requires. These additions or changes will then be voted on by the Association membership at the annual meeting for the permanent adoption of said additions or changes”.

In accordance with the bylaws, we will discuss and vote on this motion today.

This year we are aggressively pursuing collections. In fairness to paying members, we will be sending accounts to collections, placing liens, and looking at the foreclosure process to collect unpaid dues and fees.

Annual Dues – Member Vote

Vote on Dues Motion Ballot

The Motion: Any lot purchased after the date of March 2, 2017 will be assessed a dues regardless of whether the buyer currently owns a lot in the Association.

Instructions: Clearly mark your vote yes or no, place your ballot in the ballot box provided

Yes

No

Article VI, Section XVII, of the 1980 Bylaws, states in part, “The Association board members, as a quorum, have the authority to make additions or changes to the Association Bylaws as a need requires. These additions or changes will then be voted on by the Association membership at the annual meeting for the permanent adoption of said additions or changes”.

Election of 4 Board Members

This year you will be voting on 2 new members and 2 vacancies.

Election of Four Board Members

1. Morgan Warner has completed his 3 year term – Position to fill 3 yr.
 2. Steve Bird has 1 yr. remaining and wants to be replaced – Position to fill 1 yr.
 3. Jay DeMille is sitting for Mike Conran, – Position to fill 1 yr.
 4. Jason Love is sitting for John Hoonakker. – Position to fill 3 yr
- ▶ We will have 2 Ballots for voting in the Board members. **BALLOT # ONE**
1 Ballot for 2 new Board members serving a 3 year term.
 - ▶ **BALLOT # TWO** 1 Ballot for the remaining 1 year term (Mike Conran) – (Jay DeMille filling in) and remaining 1 year term for Steve Birds position.

Board Member Nominations & Sample Ballot #1

Ballot One

Vote for Two (2) Board
Members 3 Year Terms

1)_____

2)_____

NOMINEES.....JASON LOVE, MARK PETERSON, RUSS GARDENER,

Board Member Nominations & Sample Ballot #2

Ballot Two

Vote for Two (2) Board
Members 1 Year Terms

1)_____

2)_____

NOMINEES.....RUSS GARDNER, JAY DeMILLE, GARY BARFUSS

2016-2017 Constitution & 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 Eagan 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 understandable (other than required legal jargon), and to review rules and bylaws that did not make sense.

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.

We are going to have an open microphone comment period of 2 minutes for each member that would like to comment on the Bylaws and CC&R's that are a work in progress. 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.

Presentation

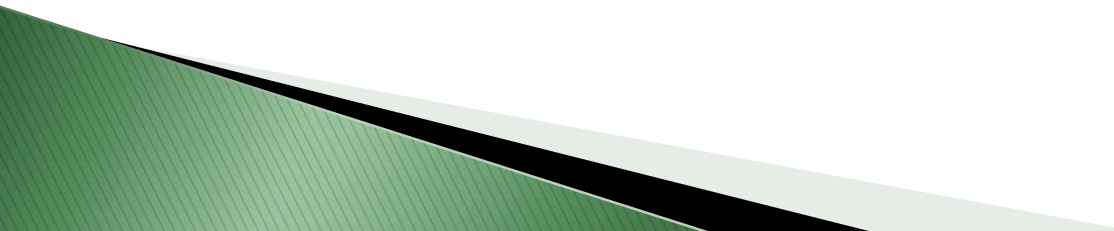
Constitution & By Laws / CC&R Presentation – Board

We will discuss the document to show the changes from the previous versions. We want to get through the document before we open the podium to comments.

Bylaw and CC&R Revision Summary

Introduction: It is the intention of the PMLOA Board to organize the association Bylaw and CC&R documents into well-structured documents that eliminate duplication and ambiguity, consolidate amendments, comply with state and county laws, and accurately reflect the will of the Association. This document summarizes the primary revisions that are being proposed.

General Revisions

1. Covenant and restriction language was removed from the Bylaw document and placed in the CC&R document.
 2. Association governance language was removed from the CC&R document and placed in the Bylaw document.
 3. Language from April 16, 2010 CC&R amendment was consolidated into the new Bylaw and CC&R documents.
 4. Language was added to the Bylaw document to better define rules of governance and conduct requirements for the Board of Directors, Officers, Meetings, and Accounting.
- 

General Revisions cont.

▶ New Items

1. Construction Materials – Language was added to the CC&R document in **II Properties** –> **B. Materials**, which defines construction material and color restrictions. Explanation: It is the desire of the Association that constructed buildings be complimentary to the natural landscape.

2. Fencing – Language was added to the CC&R document in section **II Properties** –> **E. Fencing**, which defines fencing related restrictions. Explanation: These requirements minimize the impact of fencing on the mountain environment and maintain an open and natural community.

3. Lot Numbers – Language was added to the CC&R document in **II Properties** –> **F. Lot Numbers**, which requires lot number identification along the Association roadway. Explanation: Lot number identification is needed to help fire and emergency responders.

General Revisions cont.

4. Animals – Language was added to the CC&R document in **section II Properties** –> **I. Animals**, which defines animal related restrictions.

Explanation: It is the desire of the Association for members to enjoy animals within their property while, preventing animals from becoming a nuisance to other members.

5. Trespassing– Language was added to the CC&R document **section II. Properties** – > **J. 1 Trespassing**, Language was added to clarify that all properties are private property and no one shall trespass unless given express permission from the owner(s).

6. Membership Dues– Language was added to the Bylaw document in **article III Membership** –> **3.02 Dues**, which states any lot purchased after March 2, 2017 will be assessed a due regardless of whether the owner currently owns a lot within the association. *Explanation: In consideration of the comments and feedback shared at last year's Association meeting, the board proposes this revised policy regarding due payments for future lot purchases. This policy gives consideration to members who currently own multiple lots, while allowing the association to collect dues on new lot purchases, helping to ensure the necessary funds to keep the community maintained and secure.*

General Revisions cont.

7. Delinquent Dues – Language was added to the Bylaw document in **article III Membership** -> **3.02 Dues**, which defines collection, lien and foreclosure timeframes and requirements. Explanation: It is the desire of the Association for all members to pay their annual dues in a timely manner. This new language outlines timeframes in which the board will proceed with collection, lien, and foreclosure in order to obtain payment delinquent dues.

8. Voting Member– Language was added to the Bylaw document in **article III Membership** -> **Voting Member**, which states that there is one vote for each lot on which a due is paid. Explanation: This language clarifies that regardless the number of owners on title for a single lot there is still only one vote during the conducting of association business.

9. Road Access Points– Language was added to the CC&R document in section III **Common Areas** -> **A. Roads 5**, which defines requirements for connecting a private road to the Association road. Explanation: The Association strives to keep the roads in good repair and minimize damage. Private road access points should have culverts where appropriate to prevent future damage to the road.

General Revisions cont.

10. Easements– Language was added to the CC&R document in section III **Common Areas** –> **C. Easements**, to reflect the easement specifications recorded with the County Recorder’s office. Explanation: The easement specifications in our CC&R’s must align with the easements that are legally recorded with the county. Language was added to clarify easement ownership, use and responsibilities. It is the desire of the Association to be respectful of individual property ownership and minimize the use of easements within each lot whenever possible.

End of New Items



General Revisions cont.

Removed Items

1. Board Review of Building Plans – Language was removed from the CC&R document in **II Properties** -> A. Construction, which required the Board to review and approve building plans. Explanation: The Board does not always contain the necessary building expertise to fairly review building plans, and defers to Sanpete County for appropriate construction review and permitting. In the event the County requires an Association approval for construction, the Board will provide any necessary approvals.

2. Recreational Vehicles – Language was removed from the CC&R document in section **II Properties** -> D. Recreational Vehicles, which limits the number of days in which recreational vehicles can be on a property, and the requirement of a pavilion to cover the recreational vehicle. Explanation: The Association strongly encourages recreational vehicle removal before seasonal snowfall presents risk of collapse or damage to the road during removal. The historical language is difficult to enforce and imposes unnecessary restriction upon the property owner.

General Revisions cont.

3. Cleanup & Removal – All language was removed from the CC&R document which stated that the Association would directly remedy problems on individual lots.
Explanation: It was advised by legal counsel that remedial action applied by the Association should avoid trespassing on private property, and should alternatively leverage fines, liens, foreclosure, and law enforcement as remedial actions.

End of Removed Items



Open Microphone for Members

Open Mic Time

Each member will be given 2 minutes to voice their opinions. Please respect the time given to each member for their comments, don't interrupt or ask questions.

We will be taking input during the meeting and afterward via email for a period of 1 month. Please send name lot# and correspondence to:

boardmembers@pinemountainloa.com

2016 Meeting Minutes & Financials

- ▶ 2016 Meeting Minutes -- Cindy Bell
The minutes for the 2016 annual meeting are posted on the web site (www.pinemountainloa.com).
- ▶ The financials for year end 2016 and the Board approved 2017 Budget were posted in the annual newsletter sent out to all members. We will forego the reading due to time constraints. Any questions?

Roads Update and Culverts

▶ Roads – Terri Eagan & Kirk Tolbert

- ▶ 2016 – We did the Spring City Gate#7 entry and put in a culvert for emergency egress. Started road basing Farr West road. We cut in association road off of Valley view road. All roads were graded (44 hrs.) 5 hrs of trackhoe work, 4 hours of backhoe both on the North side. 39 loads total of roadbase.
- ▶ 2017 – So far we have completed road basing of Farr West to include the cul-de-sac on north end. On Valley View Drive we cut in another road that was not complete, and road based those roads. We are putting in more cul-de-sacs as per plat map. Board members will be assessing roads on the north side today after the meeting.

▶ Culverts – Terri Eagan

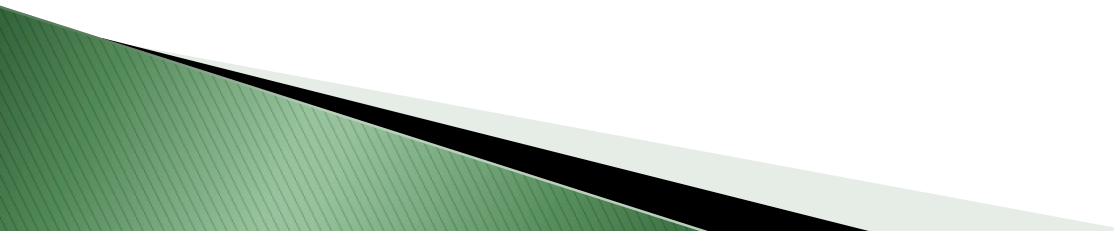
Culverts are an important part of our erosion program. Driveways that are cut in from the Association roads must maintain the ditches that are in place by placing a culvert under the driveway that is large enough to accommodate the water runoff. An 8” diameter pipe is the minimum. If the grader has cut a ditch in front of your driveway then a culvert is needed.

Dumpster Update

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 be 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 top of the container. Thank you for your support.

Additional Items

- ▶ Speed limits are 15 m.p.h. Please be respectful of other property owners by keeping to the speed limit and keeping the dust down.
 - ▶ Please post your lot number on your gate or at the entrance to your property. If there is an emergency it will help Fire or Emergency Medical Services to identify your lot location.
 - ▶ Please be respectful of neighbors and keep the sound levels down after 10:00 p.m. to 7:00 a.m.
- 

MEETING ADJOURNED - Thank you!

