



PMLOA Meeting Minutes

Location:	Xactware
Date:	April 20, 2017
Time:	6:30p.m.

The meeting was called to order at 6:40 p.m. In attendance Terri Egan, Morgan Warner, Jay DeMille, Kirk Tolbert, Jason Love, Cindy Bell and Randy Fry by telephone.

Update on Action Items:

1. CCR and By-laws review By Attorney – Jason Love
 - a. The attorney reviewed our CCR's and Bylaws and had a few recommendations. We should be getting a redlined copy by the end of this week. He had some preliminary feedback regarding cleaning up property and keeping records. In the Bylaws it is a concern, in section 4.03 (b), that the board members must be evenly divided. Jason is suggesting we change the wording to say, in the event no members are willing to serve from a particular section, exception may be made.

New Items

1. Vote on Vice President position. Morgan Warner and Terri Egan have put in their names.
 - a. Morgan Warner motions that Terri is nominated for Vice President. Jason Love seconds the motion. The vote is unanimous; Terri is filling the term of Vice President until the June meeting.
2. Budget for 2017.
 - a. We have \$35,120.00 in income from last year. We transferred \$5,000.00 into the savings.
 - b. Prices have gone up to \$ 210.00 per truckload for road base, and in the higher elevations, it will be \$260.00.
 - c. Add money for signs at \$300.00.
 - d. Snow removal \$500.00.
 - i. We need to find someone who is willing to plow the parking lot.
 - e. Garbage Disposal – \$1,700.00
 - i. Terri is going to talk about it at the annual meeting.
 - ii. Jay is going research the garbage options.
 - f. Safety and Security –

- i. We will need at least \$500.00 for the green gate to be sure we have enough to make any repairs needed.
 - ii. Do we need to make fence repairs where the breach is behind Whispering Pines? We will assess this at a later time.
 - iii. Gate no. 5 was getting pricing for a remote opener. We are not sure how many people would really care if it was there or not. Gate no. 2 might have more interest and may be more feasible. At this time we are not budgeting for this year.
 - g. Roads will be 60/40 split.
 - h. Taxes and tax filing can be \$800.00.
 - i. Terri motions to accept the budget as proposed, Kirk seconds the motion. There is a unanimous vote to accept the budget.
3. Newsletter for upcoming meeting –
 - a. An Association vote on the Boards vote to change the dues paid on new lots.
 - b. Explain the protocol for comments. We will allow each person with a comment to come forward and state their concern or comments within a 2 minute time period.
4. Discussion on how to proceed with CC&R's and Bylaws. Vote on CC&R's & Bylaws.
 - a. Randy sent his CCR's & Bylaws to Mark Peterson, Nick Olsen, and Russ Gardener. Based on his feedback, he feels we should get the new documents out for discussion and wait until next year to try and vote the new rules in.
 - b. Jason feels the likelihood of getting the rules voted in will be better if we do spend more time letting the members review it and have many discussions.
 - c. Jason motions to vote that this year's meeting will be for taking comment on the CCR's and Bylaws, and it will be voted on next year. Jay DeMille seconds the motion. The vote is unanimous in favor.
 - d. Shane Johnson is concerned about the easement on the roads. He feels it is recorded with the county that the roads contain a 40 foot easement.
5. The next meeting will be held May 4th, 6:30 p.m. at Xactware. Cindy will be attending by telephone.

Action Items:

1. Jason will look into a visible timer.
2. Morgan will go to the county and check into the easement.

The meeting is adjourned at 9:58 p.m.