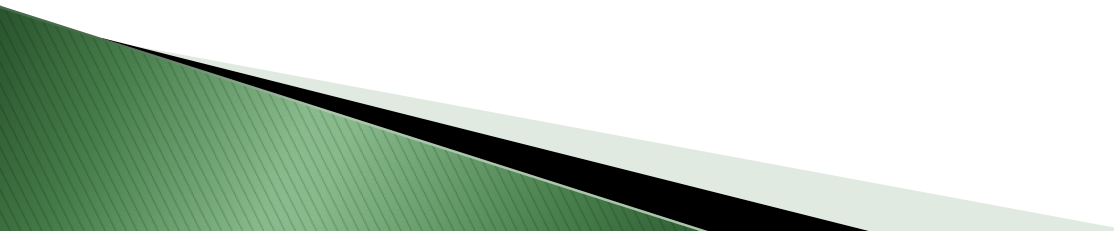




Welcome!

Annual Meeting
June 9, 2018

Welcome

- ▶ The Board is working hard to be transparent and accountable. All suggestions and ideas brought to the Board will be reviewed.
 - ▶ Website www.pinemountainloa.com
 - ▶ Introduction of the Board. Contact info for Board members are on the next page and the website.
- 

2017-2018 Board

President	Randy Fry	(801) 318-5861
Vice President Public Relations	Jason Love	(801) 380-2476
Roads WP2 - Sky -Hi	Jay DeMille	(801) 792-2573
Electronic Media & Website	Jarid Love	(801) 361-2290
Roads - Spring City Rancheros	Mark Peterson	(801) 599-7358
Safety and Security	Scott McDonald	(801) 633-6789
Safety and Security	Garry Barfuss	(801) 884-9210
Secretary	Brittney Pyne	(801) 472-5507

Election of 4 Board Members

- ▶ We will have 2 Ballots for voting in the Board members.
- ▶ **BALLOT # ONE** 1 Ballot for two new Board members serving a 3 year term.
- ▶ **BALLOT # TWO** 1 Ballot for the two remaining 1 year terms.
- ▶ Jay DeMille (S. Bird) has completed his 3 year term – Position to fill 3 yr.
- ▶ Scott McDonald – Position to fill 3 yr. Scott has been serving on the board as a replacement and would like to continue to do so with your nomination & your vote.
- ▶ Jarid Love – Position to fill 1 yr. Jarid has been serving on the board as a replacement and would like to continue to do so with your nomination & your vote.
- ▶ Garry Barfuss – Position to fill 1 yr. Garry has been serving on the board as a replacement and would like to continue to do so with your nomination & your vote.

Board Member Nominations & Sample Ballot #1

Ballot One

Vote for Two (2) Board Members 3 Year Terms

1) _____

2) _____

NOMINEES.....Scott McDonald, Randy Perry, Jarid Love

Board Member Nominations & Sample Ballot #2

Ballot Two

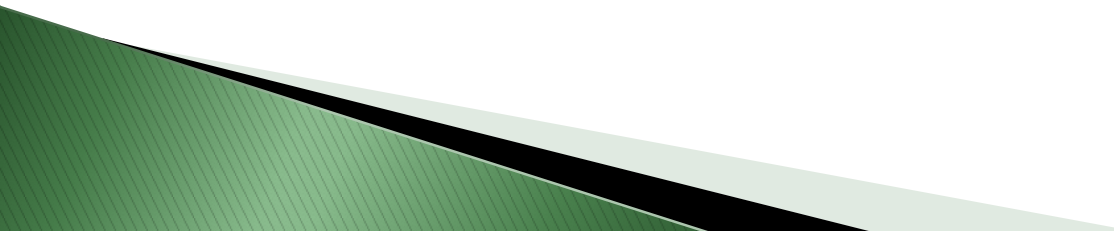
Vote for Two (2) Board Members 1 Year Term

1) _____

2) _____

NOMINEES.....Garry Barfuss, Randy Perry, Terry James,

Annual Dues & Collections

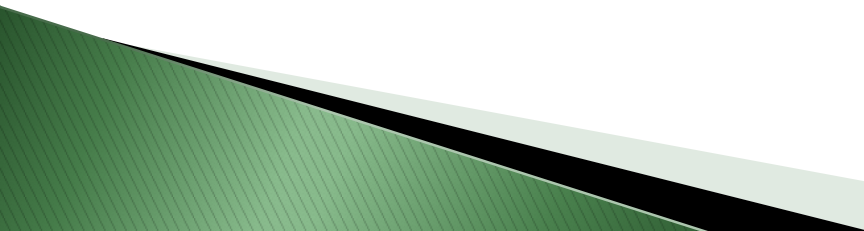
- ▶ Annual dues will remain @ \$150.00 this year. The Board and association members voted in 2017 to change the way the dues are charged on lots.
 - ▶ Any lot purchased after March 2, 2017 will be charged the annual due for each lot and have a vote for each lot.
 - ▶ Those who own multiple lots prior to March 2, 2017 will only pay 1 due unless they purchase another lot.
 - ▶ The Board is working hard to find solutions that are fair for all owners, and will present options going forward. If anyone has suggestions or ideas please submit via email to the board.
- 

Annual Dues & Collections – cont.

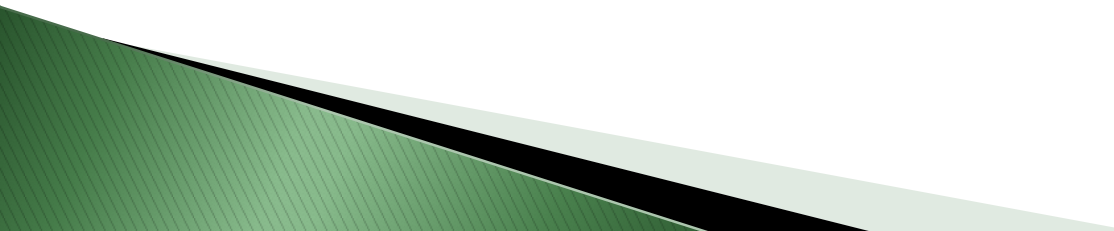
To be fair with the paying members of the association we have been aggressively pursuing collections from members that are in arrears.

- ▶ The process for handling late payments is as follows: Any member who is not current in paying their dues will be notified via letter after 30 days from the due date, and interest will begin accruing on the account. If there is no response to the first the letter, after 90 days a second letter will be sent notifying the member of the delinquent account. If there is no response to after 120 days there will be a lien placed on the property (\$110.00 fee to member) and the member will be sent to collections. The collections company will charge a 40% fee on top of the dues, late fees, and interest that are owed. If the association member does not pay the judgment, the association will proceed with the foreclosure process to collect unpaid dues, interest and fees.
- ▶ Any member who is unable to pay their dues on time should contact the board to work out a payment plan.

Annual Dues & Collections – cont.

- ▶ As of July 10th 2017 to date we have collected \$16,707.12 in overdue association fees. Some members have not paid in over ten years.
 - ▶ Our goal is to keep the yearly dues at the current rate as long as possible without being detrimental to the roads and the other maintainable assets.
- 

Motion to change Annual dues date

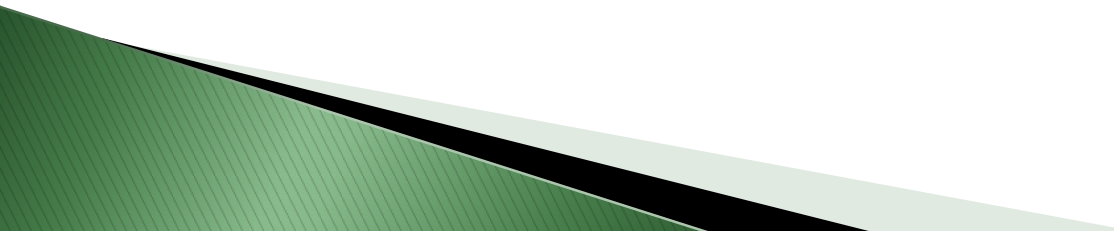
- ▶ It is proposed that the due date for annual dues be changed from June 10th to May 1st to allow better planning of road maintenance, and to streamline the Annual Meeting check-in.
 - ▶ You have two options to vote. You can vote today with the ballot you received in the mail, or mail in your ballot by July 1st 2018 to: PMLOA P.O. Box 349 Orem, Utah 84059.
 - ▶ **Vote for annual dues date change – Board and Volunteers to count today's Ballots**
- 

2018 Constitution & Bylaws / CC&R's

Update Committee

- ▶ Jason Love (15min)
- ▶ Proposed association Bylaws and CC&Rs were presented to Association members and reviewed during the 2017 association meeting. Feedback was taken prior to and following the meeting. We received the following feedback:
 - ▶ 1. Add language and clarification to the CC&Rs regarding chickens
 - ▶ 2. Continue the dumpster service
- ▶ I. Animals
 - 3. Equine and Poultry: Equine and poultry may be kept on a Member's property, on a temporary basis, as long as the Member is staying on site. Temporary fences for pens, corral fences or similar enclosures must be of a sufficient height and strength to retain the animals. The keeping of equine and poultry within the Association may only be permitted so long as such use does not cause a hazard to health by reason of unsanitary conditions, and are not offensive by reason of odors, dust, fumes, noise and are not otherwise detrimental to the Association. Members must comply with Sanpete County regulations pertaining to animals.

2018 Constitution & Bylaws / CC&R's Update Committee

- ▶ The above stated feedback was incorporated into the documents and they were sent to S.E.B. Legal Attorneys for review of legal compliance. Minor revisions were made to the documents to comply with S.E.B.'s recommendations and Association members now have the opportunity to adopt the proposed CC&R and Bylaw documents.
 - ▶ The final documents approved by the attorneys are on the website under: Proposed 2018 CCR's and Constitution-By Laws - Final Version.
 - ▶ We encourage all members to review the changes and vote, using the enclosed green ballot. A 2/3 majority of Association members is required to approve the new governing documents.
- 

2018 Constitution & Bylaws / CC&R's Update Committee – Continued

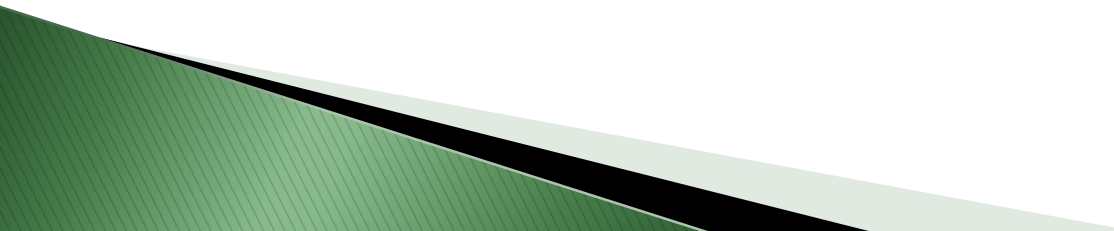
- ▶ **Motion to adopt revised governing documents**

- ▶ It is proposed that revised CC&Rs and By Laws be adopted as of August 1, 2018.

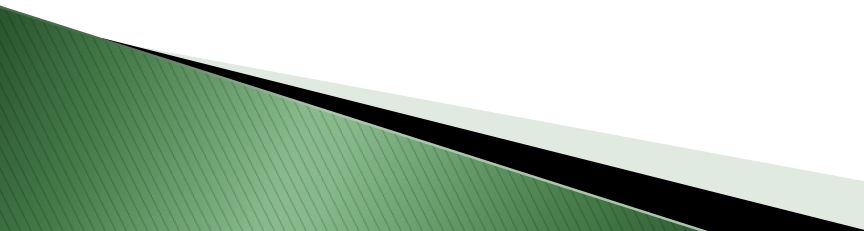
- ▶ You have two options for voting:
 - ▶ 1. Vote with your original ballot that you brought today.
 - ▶ 2. Mail your ballot to: PMLOA, P.O. Box 349, Orem, UT 84059. All ballots must be received by 7/1/2018.

- ▶ Results will be posted on the website after the final count is done.

2017 Meeting Minutes

- ▶ 2017 Meeting Minutes – Brittney Pyne
 - ▶ The minutes for the 2017 annual meeting and board meetings are posted on the web site. (www.pinemountainloa.com).
 - ▶ In an effort to save time, we will forgo the reading of the minutes.
 - ▶ This years meeting minutes will also be posted to the website
- 

Association Membership

- ▶ The option of paying online is convenient, safe, and secure. Please provide your email address to receive a secure link sent for paying online. Or you may also pay by phone.
 - ▶ It is important to keep your contact information up to date so the Association can provide emergency and other pertinent information to owners.
 - ▶ If you sell your interest in PMLOA, your keys and remotes are to be included in the sale.
 - ▶ Association members have been given valuable discounts by local businesses. They appreciate our patronage, and we appreciate their support and services.
- 

Financials

2017 YEAR END REPORT	
Beginning Balance- Checking 1-1-2017	\$19,908.99
Beginning Balance -Savings 1-1-2017	\$22,247.80
2017 Revenue on Accrual Basis	\$40,739.24
Actual Expenses	
Signs	\$100.00
Keys and Remote Controls	\$589.81
Tax Prep	\$200.00
Cloud Drive storage	\$50.00
Roads	\$23,317.50
Liability Insurance	\$1,122.00
Annual Party	\$319.39
Office Supplies	\$127.00
Postage USPS	\$177.85
Bank Fees	\$21.00
Printing Fees	\$143.95
Credit Card Processing Fees	\$47.56
State of Utah Corp Fees	\$10.00
State of Utah Income Taxes	\$322.00
IRS Federal Taxes	\$278.00
QuickBooks Online	\$329.12
Sanpete County Recorder	\$165.85
Snow removal	\$100.00
Secretary	\$4,000.00
Garbage Dumpster	\$1,378.00
Weed Control-Tree trimming	\$174.42
Spending total	\$32,973.45
2017 Approved Budget \$34,390 Under Budget by>>	\$1,416.55
Savings Account as of 12-31-2017 (moved 5k from checking)	\$27,260.75
Checking account as of 12-31-2017	\$24,079.46
Total Liquid Assets	\$51,340.21

2018 APPROVED BUDGET	
Beginning Checking Balance 1-1-2018	\$24,079.76
Estimated Income	\$39,000.00
Balance	\$63,079.76
Estimated Expenses	
Signs	\$200.00
Keys and Remote Controls	\$550.00
Tax Prep	\$250.00
Audit & Book keeping	\$1,250.00
Attorneys Review of Proposed Bylaws & CCRs	\$1,500.00
Cloud Drive storage	\$60.00
Roads	\$25,000.00
Liability Insurance	\$1,200.00
Office Supplies	\$300.00
Postage	\$200.00
Bank Fees	\$25.00
Printing Fees	\$100.00
Credit Card Processing Fees	\$500.00
Property Tax	\$20.00
QuickBooks Online	\$400.00
Lien Filing	\$200.00
Annual Party	\$700.00
Snow removal	\$650.00
Secretary	\$3,150.00
Garbage Dumpster	\$1,800.00
Weed Control	\$120.00
Estimated Expense Total	\$38,175.00
Balance	\$24,904.76
Savings Account	\$27,260.75
Total	\$52,165.51

Roads Update and Culverts

► Roads – Mark Peterson and Jason Love

The maps on the following page show the preliminary plan for 2018–2019. We will continue to prioritize needs for the roads according to budget. If you have any questions please call the designated Board Member.

Culverts are an important part of our erosion prevention 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 water runoff. The minimum is 8” diameter. Many properties will need to install larger diameter pipe to allow for rapid draining.

Due to multiple complaints we are investigating the use of rubber speed bumps in problem areas.

Whispering Pines II & Sky Hi

Light Grading of All Roads

Road Base



Road Repair



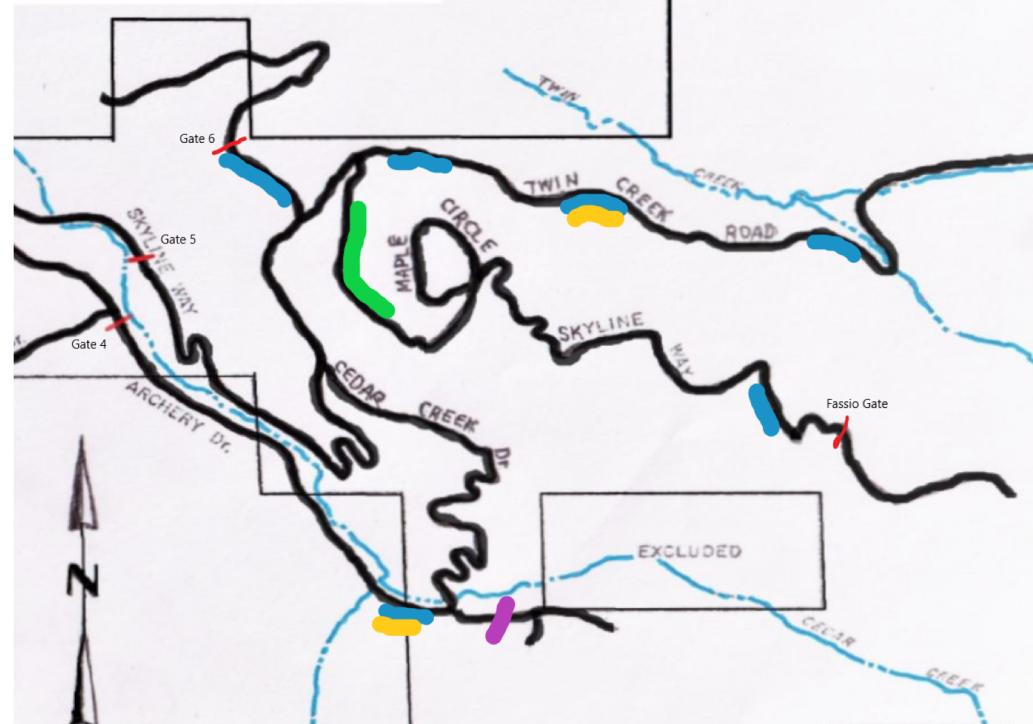
Drainage Repair



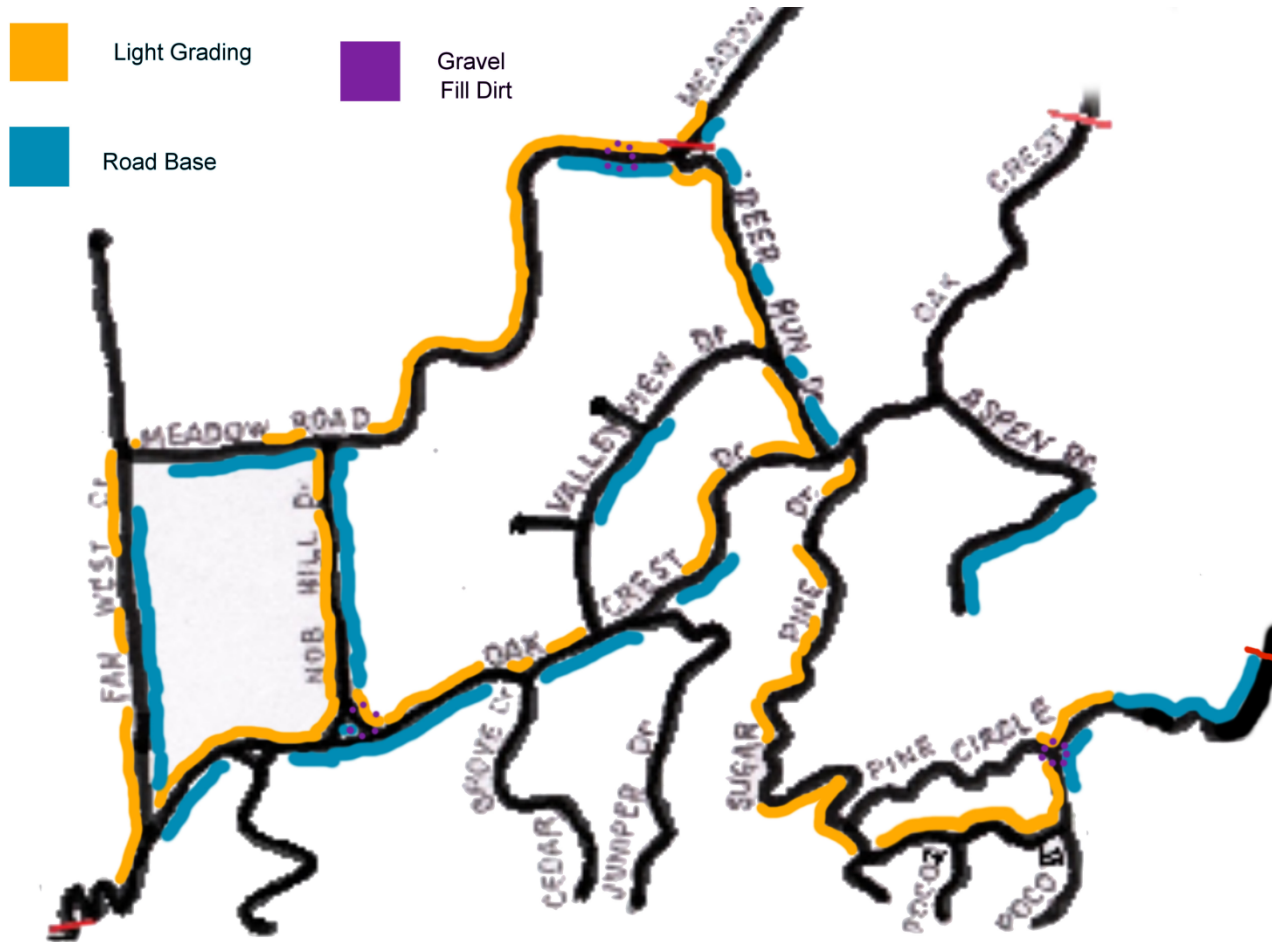
Replace Culvert



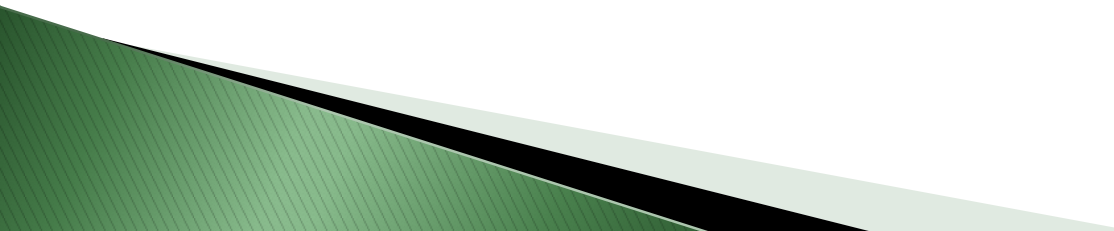
Spring City Rancheros Whispering Pines II Sky Hi ROAD NAMES



Spring City Rancheros



Website

- ▶ Jarid Love – 5 minutes
 - ▶ Core features of site include maps, association documents, and association news.
 - ▶ Documents section includes CC&Rs, Bylaws, & meeting minutes. Board meeting notes added each month.
 - ▶ Contact information for board members available on the contact page.
 - ▶ For sale section of site is to be limited to properties. Will be owner listing only, not broker listings.
 - ▶ Website redesign is under way and will launch soon.
 - ▶ Are there any suggestions for features or changes?
- 

Dumpster Update

Scott Mc Donald 2 min.

The dumpster continues to be an issue. The dumpster is provided for household garbage only. 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 to our members. We also have a recycle container to put cardboard in. Please break down all cardboard before putting it in the container.

Safety and Security

- ▶ Garry Barfuss – 10 minutes
- ▶ Access Control –
 - Key Accountability
 - New Gates and openers on gate #1 and gate #5
 - Damage to gate #1
 - Unauthorized / Authorized Visitors
 - Keep the gates closed
- ▶ Fire Danger is HIGH!!
 - No unattended campfires, keep an eye on them.
 - Campfire safety tips.
- ▶ Speed limit – 15 m.p.h.
 - Safety
 - Dust
 - Courtesy
- ▶ Lot numbers
 - Are your lot numbers posted?
- ▶ Trespassing
 - No reason to be entering or crossing property you don't own. This includes posting or removing signage without owner authorization.
- ▶ Please be respectful of neighbors, have fun but keep the sound levels down to a reasonable level after 10:00 p.m.

Open Microphone for Members

Randy Fry – Up to 20 minutes. Individual comments will be limited to 2 minutes.

For any additional suggestions, comments, or information please contact the board at:

boardmembers@pinemountainloa.com

MEETING ADJOURNED – Thank you!

