



PMLOA BOARD MEETING

July 10, 2018 6:00 pm

1100 W Traverse Pkwy, Lehi, UT

Attendees: Randy Fry, Jason Love, Mark Petersen, Jarid Love, Garry Barfuss, Scott McDonald, Randy Parry, Brittney Pyne

Update on Action Items

1. Mark Petersen will get a quote on Deer Run repair, including options for widening the road.
 1. Doug will add pull-outs at the top and bottom of Deer Run and straighten some of the steepest curves He will create an embankment, which will widen the road. He can't widen some areas due to power poles or boxes.
 2. The quote is \$5,000. The amount and work are approved.
 3. Next year it would help to have improvement plans in place before spring.
2. Scott McDonald will see if Payson Lock can recut our current keys.
 1. Payson Lock can recut the current keys for \$4 each. The locks are \$12/lock to re-key.
 2. Timing would be an issue. If it is decided to re-key the Association, it would be best to select a date for lock change and notify members well in advance.
3. Brittney Pyne will draft an easement for Jeremy Simmons.
 1. The easement has been created, and Randy will meet Jeremy to have the easement notarized.
4. Mark Petersen to confirm recording of documents with Sanpete County.
 1. This week Mark will determine which road maps and governing documents have been properly recorded with the county.
5. Jarid Love will email all Association members when the Annual Meeting minutes have been posted.
 1. Anytime we want to send a group email to the Association, send Jarid an updated email list and he will send through Mailchimp.
 2. Brittney will compare original contact information sheet with updated version from LOA meeting and update QB with changed information.
6. Voting results for proposed initiatives
 1. Revised Governing Documents initiative results: 58 votes, 45-Y, 13-N.
 1. As the 2017 revised governing documents were not adopted due to lack of participation, governance of the Association will continue to according to the current governing documents.
 2. Dues date change to May 1st initiative results: 68 votes, 54-Y, 14-N.
 1. Initiative passes and will take effect in 2019.
 3. Jarid will communicate the results to the Association members via email and the website.
7. Meeting to discuss dues and fees structure.
 1. The Board will examine alternatives to the current dues structure.
 2. The Board will request input and suggestions from Association members until September 18th, 2018.
 3. Jarid will communicate the input request to Association members via email and the website.

8. Collections / Thirty day late notices.
 1. Collection efforts have been productive and are on-going.
 2. Members who have not paid 2018 dues are now in arrears, and will be charged interest in addition to the late fee.

New Items

1. Gates 1 and 5 update:
 - a. Gate 5 is now electronic. Gate 1 will be completed within the next few weeks, salvaging as many parts as possible. The gate repairs will be within budget
2. Discussion about re-keying the Association and limits for key sales
 - a. In order to maintain security, it has become necessary to enforce limits to access devices.
 - b. **MOTION:** Mark motions limiting purchases to 4 keys and 2 remotes purchase per dues-paying lot. Randy Parry seconds. **RESULT:** Unanimous in favor.
 - c. Keys and remotes will be assigned to the particular lot, and must be transferred in the event of sale.
 - d. Card keys may be a sensible option in the future. Re-keying will be discussed further in conjunction with restructuring dues.
3. Jeremy Leavitt's proposal
 - a. For access, Jeremy will build a bridge crossing the stream bordering his property. It will include a 40' culvert 8' in diameter. The improvement will be beneficial for the Association.
 - b. **MOTION:** Jason proposes that we approve Jeremy's proposed improvement. Mark Seconds. **RESULT:** Unanimous in favor.
4. Lots 61/62 redistribution
 - a. Per recommendation of Sanpete County, and due to the positioning of an Association road, these lots may be reconfigured and restored to reflect the Association map.
 - b. **MOTION:** Scott motions to approve reconfiguration. Randy Parry seconds. **RESULT:** Unanimous in favor.
5. Chipper for roadside clean up, and clean up/shredding day
 - a. Members are responsible for their own branch removal and clean up.
 - b. Randy Parry will contact the Forrest Service regarding their schedule for a chipper, hoping to schedule for the end of Summer and fire season.
6. Selling Scout with plow
 - a. Randy will take pictures of the Scout and it will be posted on KSL.
7. Naming of two small roads
 - a. **MOTION:** Randy Parry proposes naming the two small roads off of Valley View: Meadow View (North) and Mountain View (South). Scott seconds. **RESULT:** Unanimous in favor.
8. Firearms within the Association boundaries
 - a. It has been reported that a member has been shooting a .22 within the Association.
 - b. A letter will be sent reminding the member of the policy prohibiting shooting.
9. Website update
 - a. The newly designed website features news, documents, and maps as some of the most prominent items. Pictures from within the Association have been added.
 - b. Adding a Safety and Security tab will allow us to post these kinds of notices, and will include fire safety information with links to resources, general safety rules, and wildlife safety. It will also list how to report a safety or security concern. Jarid will try to find a widget to embed for current burn status.
 - c. The home page includes an explanation of what the Association is, with a banner at the bottom for new members.

- d. Under the Document tab, Board Meeting Minutes will be posted for one year, and from the two most recent Association Meetings.
 - e. The Maps tab includes Downloadable maps with descriptive titles.
 - f. The For Sale tab shows a form to post properties that are for sale.
 - g. **MOTION:** Mark motions to adopt newly designed website. Jason seconds. **RESULT:** Voting is unanimous in favor.
 - h. Scott will look into reinstating a PMLOA Facebook page, and will communicate with Jarid about that.
10. Thistle spraying
- a. Some lots near the bottom of the Association have a serious thistle problem. Board members have done some spraying along the roadsides, but Association members are responsible to control thistle on their own lots.
 - b. If Board members continue to need to intervene with particular lots, the members will be charged for the time and supplies.
11. Fire danger signage
- a. Pre-made signs are available, but creating them would save a lot of money. Garry will create design options to email to the Board for approval.
 - b. Randy Parry suggests adding a website for current burn status to the bottom of the signs.
12. Long weeds in the Association parking lot near the dumpster could pose fire danger.
- a. Scott and Garry volunteer to cut the weeds down. Next next year it would be good to spray them earlier in the year.
13. Lots 96-101 and adjacent road
- a. The owner of these lots has placed a gate across the Association road, and the road has fallen into disrepair.
 - b. The owner proposes either removing the gate and repairing the road, or petitioning to remove these lots from the Association.
 - c. It is in the Association's best interest for these lots to remain part of the Association, and once the road has been restored by the owner, the Association will once again maintain it.

Action Items:

1. Next meeting to be: September 18, 6:00 p.m.
 1. Randy Fry will meet with Jeremy Simmons to notarize easement.
 2. Mark will verify all recorded documents with Sanpete County.
 3. Jarid will send an announcement for the website about the results of the two proposed initiatives.
 4. Jarid will email all members asking for input and suggestions regarding the dues structure.
 5. Brittney will update information and provide Jarid an updated email list.
 6. Randy Fry will give Jarid the statistics needed to inform members.
 7. Jason will write an approval letter for Lots 61/62.
 8. Randy Fry will take photos and list the Scout for sale.
 9. Randy Parry will communicate with the Forrest Service about scheduling a chipper.
 10. Jason will write a letter reminding about the shooting of fire arms within the Association.
 11. Jarid will update the Association website.
 12. Garry will submit designs for fire danger signs.
 13. Jarid will try to find a widget to embed for current burn status on the website.
 14. Scott will look into reinstating a PMLOA Facebook page, and will communicate with Jarid about that.
 15. Scott and Garry will cut down the weeds in the parking area.
 16. Jason will communicate with Jeremy Leavitt and Tom Fassio regarding the Board's decisions.