



PMLOA BOARD MEETING

September 18, 2018

1100 W Traverse Pkwy, Lehi, UT

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

Follow up Items:

1. Randy Fry will continue to coordinate with Jeremy Simmons to record the easement.
2. Mark has established that the recorded versions of PMLOA CC&R's are 1977 and 2006. He will continue to research regarding the requirements of recording by-laws.
 - a. The original CC&R's note the charging of dues and fees. Mark proposes separating the two to create a fair structure.
 - b. Any changes going forward will be documented, recorded when necessary, and Association members will be notified.
3. Two Association members have given feedback about the dues structure. The Board will meet October 17 at 6:00 pm to discuss proposed dues restructuring.
 - a. Brittney will provide a report of current ownership and dues paid prior to the meeting for consideration.
4. Randy Parry was able to contact the Forest Service about a chipper. His contact is Amber Koenig. They are able to bring the chipper on a day that we choose, preferably a Monday. They request that the large ends of branches be pointed toward the road. They can use the emergency access box to access.
 - a. The Board proposes October 29, and Randy will schedule with the Forest Service.
 - b. Jarid will send an Association email with chipper date, and include information about joining the new FB group and an announcement about private property and shooting issues and speed limit.
 - c. Board members will schedule an annual clean up date, and Association members will be encouraged to participate.
 - d. Plat maps show easements along the roadsides for clean-up.
5. Jason proposes a formal letter regarding shooting within the Association that can be sent to violators.
6. A fire danger link is now on the website. We encourage all members to be cautious regarding fire danger.
7. Jason has talked to Jeremy Leavitt about his bridge, and placing more rock on one side where there is loose dirt. The wider turn in the road is helpful. We may consider placing another culvert near the Love's property.
8. Randy Fry will take photos and list the Scout for sale.

New Items

1. Tom Fassio proposes removing 6 lots that he owns from the Association and selling them as green belt property. His alternative proposal is to sell with the lots with the expectation that the new owners will pay a reduced due, as the Association cannot repair the road to them.
 - a. MOTION: Jarid proposes allowing the lots to be withdrawn from the Association, with the following stipulations:
 - i. The Association will pay no fees in connection with the change.
 - ii. The land will remain as green belt land.

- iii. Sellers disclosures on any future property sales will state that the land is only accessible through the Pine Mountain Association roads and therefore a due or fee will be required for access, as determined by the Board.
 - b. Randy Parry seconds. The vote is unanimous in favor.
- 2. Boyce lot: Susan Owens' Attorney is requesting that we provide information regarding back payment of dues. We will provide what is in our records, and ownership will need to be determined through probate.
- 3. Owners outside of the Association who use our roads for access should be charged a due, or a road access fee. Two owners are requesting to become part of the Association,
 - a. It is determined this would not be in the best interest of the Association.
 - b. Access for owners outside of Association will be discussed further in conjunction with re-keying and the dues structure.
- 4. Discussion regarding re-keying the Association
 - a. Jason proposes electronic access using key cards or individual PINs. This would include signage on the electronic gates referring someone to a manual gate if they don't have electronic access. An additional sign on the manual gates would explain that these will no longer be manual access gates in one year.
 - i. This system would facilitate preventing access for delinquent accounts.
 - b. Mark proposes that, along with other forms of access, we provide only one metal key per land owner, which would allow access into the Association, but would not facilitate getting through to other places.
 - c. Scott has researched some options. A card scanner system has cellular access, has access through a smart phone, and uses a solar system to keep the battery charged. Some of these require monthly fees. Jarid suggests a more durable keyfob.
 - i. A key fob that would not charge fees could operate as a key.
 - ii. Each gate is individually solar powered, so there wouldn't be a concern about being locked in the Association.
 - iii. Remotes are also a security issue, and should be addressed in conjunction with the keys.
 - iv. Scott will research electronic options further.
- 5. Gate 5 will be disabled during the winter like gates 1 and 4. Scott will find out whether it is possible to disable the arm and chain the gates closed.
- 6. Randy Fry proposes an Association shed be built in the parking lot to store Association maintenance equipment.
 - a. MOTION: Jason proposes researching the pricing of a shed or shipping container to be placed in the parking lot. Scott Seconds. Voting is unanimous in favor.
 - b. Randy Fry will research the pricing and options.
- 7. The old gate opener will be sold. Scott will research the value and sell it.
- 8. Road grading update: We haven't been able to have as much done as we would have liked this year. Remaining work will be the scheduled culvert, road base on scheduled roads, but wait for grading.
 - a. Next year we would like to start earlier on grading work. April would be ideal.
 - b. Mark will get bids from others who may be interested.
- 9. Board members will start keeping a log of activity and noteworthy items for the next person in their position. These will be kept on the Google Drive in an Operations folder.
- 10. Brittney will notify owners who have not paid their 2018 dues of interest charged and possible collections action, per the collections policy, and make arrangements where appropriate.

Action Items:

- 1. Randy Fry will continue to coordinate with Jeremy Simmons to record the easement.
- 2. Mark will continue to research the requirements of recording by-laws.
- 3. Lots 172A, B: Kirk Tolbert was to have an easement recorded through 172A, but it has not been. We need to follow up with Kirk.
- 4. Randy Parry will schedule with the Forest Service for chipping.
- 5. Jarid will send an Association email including:
 - a. The chipper date.
 - b. Information about joining the new PMLOA FaceBook group
 - c. A reminder about private property, shooting issues, and speed limit.

6. Jason will draft a contract for Tom Fassio concerning the withdrawal of lots 96-101 from the Association.
7. Scott will continue to research options for rekeying, including electronic options.
8. Scott will find out whether it is possible to disable the arm and chain the gates closed during winter.
9. Randy Fry will research the options for a shed or shipping container to store Association equipment in the parking lot.
10. Scott will research the value of the old gate opener and sell it.
11. Mark will get bids for road work from others.
12. Brittney will provide a report of current ownership and dues paid prior to the meeting for consideration.
13. Brittney will notify owners who have not paid their 2018 dues of interest charged and possible collections action, per the collections policy, and make arrangements where appropriate.
14. Next regular Board meeting will include:
 - a. Garbage disposal and options
 - b. Review Google Drive contents