



PMLOA BOARD MEETING

October 18, 2018

1100 W Traverse Pkwy, Lehi, UT

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

Follow up Items:

1. Jeremy Simmons' easement is signed and will be uploaded to Google Drive
2. Governing Documents. The 2006 CC&R's and 2010 Bylaws are current on the website. As there was not sufficient voting participation regarding revised governing documents, the proposal will be revisited in connection with the 2019 Annual meeting.
 1. A summary will be included with the 2019 Newsletter detailing the proposed changes. The Board will discuss provisions for voting at the next Board Meeting. Mark will have any revisions recorded.
3. Shooting policy letter. Jason will provide a revised, final document about shooting within the Association to be recorded on the Google Drive.
4. Association storage shed. Randy F. will continue research about an Association shed or storage container for the parking lot. Bids will include delivery.
5. Winter parking. Two members have contacted the Board regarding winter parking where it was offered before.
 1. Jason has also talked to Tom Fassio about possibly leasing a portion of property for winter parking.
 2. Randy F. and Garry feel it would be difficult for the Board to be involved and manage the lease and that it may be better for members to work directly with the land owner.
 3. Jarid will email Association members to see how much interest there would be in additional winter parking arrangements.
6. Re-Keying. Scott has researched card-readers and keypads for the gates.
 1. The cost of card readers would be \$2663 plus installation per gate. Additionally, there is a \$75 transaction fee for 10,000 transactions per month.
 2. Alternately, if re-keying, a \$135 Liftmaster opener, which would require new remotes that would have to be connected by serial number, may be an option.
7. Winterizing Gates. Brad suggests disabling the arm and taking the battery out for the winter.
 1. Gate 5 has a weld to prevent the gate from being inadvertently locked in the closed position, potentially causing harm if a remote were used. This would need to be modified if the gate is to be locked closed during winter, with key only access.
 2. Scott will email the Board with an estimate for the winterizing of gates to be handled professionally.
 3. Scott will email a summary of his research to the Board prior to the next meeting.
 4. Jason proposes putting a sign on the gates that if there is a problem with one of the gates, please notify the Board.
8. Road maintenance. Mark will continue to work to get pricing from other road maintenance contractors.
 1. Randy F. proposes creating an RFQ for work to bid on so we can compare. This would include pricing for approximately 49 hours of road grading, price per load of road base, and pricing of snow removal.
9. Removal of 6 lots from the Association. Jason has coordinated with Tom Fassio.
 1. Sanpete County is sending a public hearing notice to land owners, then will discuss at a future County planning meeting.

New Items:

DUES STRUCTURE DISCUSSION

2. The Board agrees that a split Dues/Fees model, with a due per member, plus a fee per lot, would provide both fairness and consistent revenue. There are currently 226 owners, 351 lots, and 226 dues paid.
3. Randy P. proposes for example, that each owner pay a \$50 in annual dues and \$75 per lot in fees. This model would be functionally equivalent in terms of current revenue. Most members would be affected positively.
4. Randy F. explains that as the Board would hope to avoid levying any special assessments, fees may need to increase to make provision for any unexpected repairs or improvements.
5. Garry notes that the split model may need to take into consideration the multiple-owner lots with regard to dues.
6. Jarid points out that in discussing dues and all other matters, the Board must consider the overarching goals of: 1. Minimizing expenses to members. 2. Providing a fair system of cost sharing among members. 3. Maintaining roads. 4. Providing critical services, including bookkeeping, keys, and trash removal.
7. Mark and Garry note that in consideration of fairness, all roads should continue to be inspected annually, and maintained in order of priority.
8. The number of votes would be fairly regulated, with one vote per lot fee paid.
9. The Board would like to implement this new structure for three years, after which the structure would be re-evaluated based on spending and needs.
10. This proposed dues structure, if adopted by vote of the Association membership in 2019, would be incorporated in 2020.
11. **MOTION:** Jason proposes the Board Consider the split Dues/Fees model with a three year fixed rate, and conduct voting at the next Annual meeting. Scott seconds. **Voting is unanimous in favor.**
 1. Randy F. will provide the Board a cost analysis based on reports from Quickbooks.
 2. Randy P. will create a spreadsheet with proposed changes.
 3. Jarid will outline the overarching goals and principles for the Board members.

Action Items:

1. Next meeting to be January 9th. 6:00. At this meeting, the Board will vote on this dues proposal, and discuss implementation.
2. Jason will provide a revised, final document about shooting within the Association to be recorded on the Google Drive.
3. Randy F. will continue research about an Association shed or storage container.
4. Jarid will email Association members to see how much interest there would be in additional winter parking arrangements.
5. Scott will email the Board with an estimate for the winterizing of gates to be handled professionally.
6. Scott will email a summary of his research to the Board prior to the next meeting.
7. Mark will continue to work to get pricing from other road maintenance contractors.
8. Randy F. will provide the Board a cost analysis based on reports from Quickbooks.
9. Randy P. will create a spreadsheet with proposed changes.
10. Jarid will outline the overarching goals and principles for the Board members.