



## BOARD MEETING MINUTES

**DATE:** April 25, 2019  
**LOCATION:** 1100 W Traverse Pkwy, Lehi, UT  
**ATTENDEES:** Randy Fry, Jason Love, Jarid Love, Scott McDonald, Randy Parry, Garry Barfuss, Brittney Pyne.

**Also in attendance:** Morgan Warner, Kirk Tolbert, Russ Gardner

**DISCLAIMER:** Notes from Association Board Meetings are a representation of topics discussed and are not intended to be an official communication of decisions or changes to be made. Many items discussed are just ideas and will never be implemented. Any proposed changes that are ready for Association approval will be communicated directly to members through the annual newsletter, or through an official email directly from the Association Board. No major decisions will ever be made or implemented without Association approval in the annual meetings. If you have any questions or feedback on items discussed in meeting notes, please contact the Board at [boardmembers@pinemountainloa.com](mailto:boardmembers@pinemountainloa.com).

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### Member Items:

1. Discussion about Dues Proposal to be voted upon at 2019 Annual Meeting.
  1. Morgan notes that when it was voted in 2016 to change dues to \$150, that change should have been recorded with Sanpete County. The current Board agrees, and will work with Morgan to ensure recording.
  2. As the dues structure has again been considered, Jason notes that the current Board has taken input from as many members as possible. Fairness in voting is a priority for many members.
  3. In a discussion about when and why the grandfathering rule was adopted, Randy F. points out that there are different perspectives to consider among those who have owned for many years, and those who are new to the Association. The Board has attempted, with as much input from members as possible, to create a plan that fairly addresses the concerns of these different perspectives.
  4. Jason notes that he personally would lose some votes with the new proposal, but views it as the most fair proposal for all perspectives.
  5. In a discussion about how the Association has changed over time, Morgan is disappointed in the decline of neighborliness and sense of community within the Association. Additionally, he feels that the grandfathering rule would have been more fairly applied to an earlier date.
  6. In a discussion about how the road maintenance program has evolved over the years, Jarid notes that now that a grader is brought in each year, there is a large annual expense (\$25,000-26,000) that needs to be addressed by the dues structure.
  7. In hopes of answering questions,
    1. **MOTION:** Jason suggests going through the slides prepared for the Annual Meeting about the new dues proposal. Randy P seconds. **RESULT:** Voting is unanimous in favor.
2. Review of Annual Meeting Slide Presentation

1. Russ Gardner has a question regarding why in the meeting notes the dues proposal was split up as a due/fee, and why it is now only a due.
  1. Randy P explains that this was originally split as due/fee in order to separate the due into the two primary categories: road and gate maintenance, and administrative costs. But as this language was less familiar and less understood by members, the same proposal is now called simply a first lot due, and additional lot dues. The content of the proposal has not changed, and it was never the intent of the Board to levy any arbitrary fees. The term, "fee" was used in discussion to divide the annual due into two categories for analysis and fair calculations.
2. Discussion about the proposed model and possible variations,
  1. Morgan suggests that a lot not be charged a due until it is clearly being improved and used.
  2. Russ suggests that grandfathered owners be given a break of some kind to ease the change, if changes are made.
  3. Jarid recounts some of the many other proposed models, even including monitoring use as members pass through gates, or paying according to the length of road to a given property, etc. But many of the ideas are not feasible due to costs and/or complexity.
  4. In order to keep costs low, a simple structure is also a priority.
  5. The slides will give statistics on lot ownership and how the proposal would affect members, and will provide all that is needed so that members can cast an informed vote. Jarid and Randy P will complete their work on representative graphic slides.
  6. Getting back to one vote per member brings us back to the original intent of the CC&R's.
  7. Garry and Jason explain that the proposed dues are revenue-neutral, and Association income remains the same.
    1. Morgan wonders why the primary due wouldn't remain at \$150, as this is what most are accustomed to.
    2. Jason explains that the gate maintenance and improvements last year were paid for from the contingency fund, and the proposed \$130 for primary due will be sufficient for current administrative and maintenance costs, based on previous years' spending. All agree that keeping costs low for members is also a priority.
    3. Kirk asks when there will be open mic segments during the Annual Meeting.
      1. Open mic segments have been built in to the agenda for those who would like to express their ideas following presentation of each proposal.
3. Discussion about Rekeying Proposal to be voted upon at 2019 Annual Meeting.
  1. Randy F. Clarifies that there is no plan of any kind to add gates, or automate any additional gates. Scott explains that it is cost-prohibitive to automate any additional gates.
  2. Jarid explains that the Board has received many complaints regarding people with access who do not own land within the Association.
  3. There have been concerns about how many keys a member may have. This will be a facet of the rekeying vote, and will be decided by the membership.
  4. The dumpster is also part of the access problem. Russ suggests changing just the dumpster key, and Garry shares that the Board did discuss this option, but felt that the security issue also needs to be addressed. Key patents are also at issue.
  5. Scott has received an estimate of \$125 per lock to be changed.
  6. Slides explaining the implementation plan and timing will be part of the rekeying presentation.
  7. In a discussion regarding implementation, Russ proposes automatically mailing keys to each member at the Association's expense.
    1. The proposal that will be voted on includes options for the Association to pay for keys, or members to pay for keys. It also includes a comprehensive implementation program that will protect members from losing access, all of which will be explained extensively before being voted upon.

Additional Member Items:

4. Timothy Campbell has discussed voting via Power of Attorney with Randy F.

5. There will be open mic times scheduled into the presentation at the Annual Meeting, which Shane Johnson and any other interested member may use.
6. The PMLOA FaceBook page will need to continue to function as the medium for advertising items for sale within the Association.
7. The track hoe by Cedar Creek belongs to Mike Whitehouse, and will used for private work.
8. Morgan Warner would prefer to have advanced notice whenever work will be done on the road easements near his property.
9. Shane Johnson has proposed that the LOA move to a mail voting system, rather than proxy system. His concern would be that a proxy may be voting on something that wasn't fully defined before the proxy was designated.
  1. A change to the official governing documents would be needed to implement a new voting system.
  2. Upon discussing, the current Board does not feel it will be able to consider and create a proposal to be voted upon in time for this year's Annual Meeting, and recommends the suggestion be considered for the future.
  3. Randy P. Suggests an informal poll at this year's meeting to determine if this is a direction the Association wants to move toward.
  4. Jason suggests that perhaps an electronic voting system would be a useful solution.
10. Board Meeting Minutes posted on the website are to inform members of the topics that were discussed and issues in progress during Board meetings. When an official decision is reached on important issues, or a proposal is formalized, members are notified. It is to be assumed that the notes are reflective of discussion, and any members with questions or suggestions should feel free to contact a member of the Board.
  1. A disclaimer will be added to Meeting Minutes in hopes of avoiding assumptions.
11. Shane Conran has inquired about access to the gate that allows him to access his water right.
  1. **MOTION:** Randy F. proposes that the Board verify ownership, then sell him a remote. Mark seconds. Randy P and Jason have concerns pending more information, such as whether the access is temporary or long-term. If it is a long-term situation, he would need to pay a due like others who use our gates for access to areas outside the Association. **RESULT:** The vote is suspended, pending more information.
12. Member input is always appreciated and helps to ensure that the varying views of Association membership are represented and understood.

#### ROAD MAINTENANCE:

1. Rick is planning to start grading now, and there was a large rock that had fallen in the road, but has been removed. Jason compliments the quick response we had from Rick .
2. To ensure access, Mark proposes that the road maintenance contractor be allocated a current key and a remote, or a new one if the gates are rekeyed. North Sanpete Disposal also needs a key. These key numbers will be tracked in their vendor pages.
3. Discussion about the conditions of the roads and snow levels.
4. Mark would like to be able to widen curves in some roads.
5. Tom Fassio asks that we let him know in advance if work needs to be done that affects his properties.
6. Mark will inspect lower roads this Saturday.
7. The Board will inspect upper roads on May 25. Jason will ask the Forest Service if they can join us on that date.

#### ACTION ITEMS

1. Next meeting to be May 29, 6:00
2. Randy F will add the Association maps to the Google Drive, and will email them to Jason to use in the slides.
3. Brittney will create ballots for the Annual Meeting, based on the slides.
4. Randy F. Will review financial report slides.
5. Slides will be added at the end of the presentation regarding items the Board is considering, such as adopting a mail or electronic vote, rather than proxy voting.
6. Board Members will update their slides for the presentation asap.
7. Board Members will update their roles and responsibilities on the Google Drive.