



## BOARD MEETING

**DATE:** May 29, 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: Cody Smith, Shane Johnson

**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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## NEW ITEMS

1. Member Concerns
  1. Cody Smith would like to follow up on a proposal from last year about an easement through his property. Kirk has filed an easement with the County. Jason will send a letter to the parties involved giving Board approval for the proposal.
  2. Shane Johnson and the Board review the methods specified in the governing documents for decisions to be made regarding the Association.
  3. A confrontational letter was sent to Shane in response to the letter sent out by Friends of Pine Mountain. The Board members were not party to sending the letter, and respect the right to different opinions and freedom of speech.
  4. A discussion takes place clarifying items regarding gates and dues which had been misunderstood.
  5. Cody wonders why further details of the two proposals to be voted upon at the annual meeting were not provided in the newsletter sent out this year. Jason explained that the Board had intended to explain the proposals in detail at the annual meeting, but that since we received feedback that there were concerns circulating, the Board decided to provide further details on the two proposals in advance to help resolve the incorrect rumors.
  6. Cody and Shane wonder why the decision to increase the dues to \$150 was not recorded. The Board became aware of this issue last month when Morgan Warner explained that this was not recorded in 2016. The current Board is working to remediate this oversight.

7. Shane is concerned that the Board may make decisions affecting the Association as a whole, without consulting the Association members. The Board assures that this Board has always opted to discuss all options, then make a proposal to the membership for a deciding vote.
8. Shane wonders if property owners outside of the Association, who use our gates and roads, will be provided for if the rekeying is adopted. The Board has made a provision for those owners. They would be provided a key, but required to pay a due to help maintain gates and roads.
9. Jarid reaffirms that the Board does appreciate members attending and giving input. Further, Shane's suggestion to adopt a vote by mail system is supported by the Board, and will be pursued and hopefully proposed for vote by next year's Board.
10. **MOTION:** Jason motions to proceed with the review of the Annual meeting presentation to help resolve any further questions or concerns. Jarid seconds.  
**RESULT:** Unanimous in favor. Garry also voting for Mark Petersen.

## **FOLLOW UP ITEMS**

1. 2019 dues payment
  1. **MOTION:** Randy P Proposes a grace period for this year only for the payment of dues, since the Association voted to change the due date was to May 1st. However, members will need to have paid them prior to voting at the meeting. Scott seconds.  
**RESULT:** Unanimous in favor. Garry also voting for Mark Petersen.
2. Jarid will update the numbers on the slide about the members receiving email communication. The 2020 newsletter will be sent electronically to all who have not opted out of paperless communication.
3. Members will be encouraged to let the Board know if the dumpster is full and may need an additional pick up.
4. Judy McDonald will take photos at the Annual Meeting for the FaceBook page.
5. Road inspection review
  1. Property owners need to install a minimum 8" culvert to prevent road erosion. This will also be addressed in the Annual Meeting presentation.
  2. Members are responsible to clear brush and trees along the roads bordering their properties. Garry will address this in the presentation.
  3. The plans for this year's road maintenance will be presented, including some turns and overgrown trees that need to be cleared.
  4. Jason will check with Mark to see if there are any additions to his road slide in the presentation.
  5. Scott has had the two electronic gates reactivated for this year.
6. Budget review
  1. Randy Fry recommends that the Board consider a way to pass along the banking fee when members pay by credit card. Jason commented that the savings from transitioning to the electronic newsletter may help offset the banking fee and we should continue to monitor this.
7. The amendment to the CC&R's recorded in 2011 will be added to the website.
8. An informal poll will be taken at the Association meeting regarding implementing an absentee ballot system, either electronic, or by mail.

9. Shane Conran is seeking access to his water share that is inside the Association gate.
  1. Garry suggests stipulating that he doesn't block the road when filling.
  2. **MOTION:** Randy F proposes giving Shane Conran a remote for use and requiring payment of the annual due. Randy P seconds. **RESULT:** Unanimous in favor. Garry also voting for Mark Petersen.
10. **MOTION:** Jason motions that the Board give President, Randy Fry, a vote of appreciation for his dedicated efforts to improve Association procedures and policies, to enforce collection of dues, and to increase Board accountability through standardized processes. Jarid seconds. **RESULT:** Unanimous in favor.
  1. The Association thanks Randy Fry, Garry Barfuss, and Randy Parry for their service.

## **ACTION ITEMS**

1. Next meeting to be June 8, 2019
2. Jason will send a Board approval letter to Cody Smith.
3. Brittney will print ballot packets
4. Randy F will update collection slide with the final numbers from the collection agency.
5. Brittney will create an Excel doc of members and dues standing to be used at sign in and for voting.
6. Jarid will add slides at the end of the presentation regarding items the Board is considering, such as adopting a mail or electronic vote, rather than proxy voting.
7. Randy Parry will write a Board approval letter for Shane Conran.
8. Board Members will update their roles and responsibilities on the Google Drive.
9. Jason will check with Mark to see if there are any additions to his road slide in the presentation.