



ANNUAL ASSOCIATION MEETING

DATE: June 8, 2019

LOCATION: Contoy Arena, Mount Pleasant, Utah

ATTENDEES: Association Membership

1. Welcome: Randy Fry
2. Member Comments
 - a. Shane Johnson comments on Friends of Pine Mountain letter.
 - b. Some members would like an Association directory. Randy Parry addresses privacy laws.
 - c. Kathy expresses appreciation of the elected Board members' time and efforts.
 - d. Discussion reiterating that members are encouraged to submit input to the Board and are welcome to attend Board meetings.
3. Financial Report: Randy Fry.
 - a. Review of collections policy
 - b. Over \$36,000 has been collected since efforts began.
 - c. Grace period for 2019 dues was voted on by the Board for 2019, since May 1 date was adopted last year. No late fee if paid by June 8th
4. Dues Proposal: Jarid Love and Randy Parry
 - a. Review of current dues structure. Purpose and objectives of dues: Providing services, minimizing costs, fair distribution, fair voting.
 - b. Some of the comments the Board has received comments about: the fairness of people owning more lots but holding less votes, or having more votes and paying more in dues than others.
 - c. Summary of where the dues collected are spent. 68% is road maintenance. Remaining funds are used for administrative costs, ie: dumpster, taxes, QuickBooks, credit card processing fees, secretary, mailing, etc.
 - d. Graphs indicating ownership and dues distribution. There are currently 223 members, 345 lots in the Association. 156 members (70%) own one lot. 50 owners have more than one lot but pay one due. 17 members own more and pay multiple dues.
 - e. The Board took input from the membership before forming a proposal. Suggestions included more in-depth and expensive methods for access.
 - f. Proposal: dues are decreased for owners of 1 lot from \$150 to \$130 annually. Since 68% of the budget goes toward road maintenance, the Board felt this number should be used to represent the due for additional lots. Therefore, if adopted, owners of more than one lot would pay \$75 for each additional lot.
 - g. In the original CC&R's it was intended to have one vote per member. The Board felt it fair to try to get back to that original intent.
 - h. With the proposed structure, 77% would see a decrease in their current dues. The remaining 23% would see an increase in their dues.

- i. Open Microphone/Member Comments
 - i. Mike Edwards feels that the new proposal is more reasonable than he had first believed. He would like to know whether it could create problems as an incentive to combine lots to save dues.
 - ii. Greg Pyne comments that there is not an incentive to do so, as it is extremely cost prohibitive.
 - iii. Paul Nunley feels the Board can do better. He feels that if someone owns property but does not use it often, they should not have to pay as much in dues.
 - iv. Peter Hafen, who is not a member, but uses PMLOA roads to access his property beyond comments that he would like to continue to be able to do so.
 - v. Carl Schmidtke would like to have more work done on the roads near his property.
 - vi. An Association member comments that the new proposal would increase the amount his family pays in dues and would be a burden for them.
 - vii. Cindy Bell comments that long-time members were promised that they would never pay more than one due. She feels that eventually those ownership situations will dwindle, and the dues will become equalized, and is therefore opposed to the proposed changes.
 - viii. Julie S. confirms that the proposed structure does not provide an extension of the grandfathering rule from 2017.
 - ix. Terri James does not want pictures of her from the Annual meeting posted online. She feels that the previous dues increase to \$150 was not recorded and therefore unofficial. She feels that all should pay \$100 per lot.
- j. **Proposed Dues Structure Vote:** (Ballots counted by Randy Parry, Sharlene Parker, Heather Jolley.) **Result: Motion passes** In favor: 63 Opposed: 37

5. Rekeying: Scott McDonald and Randy Parry

- a. Scott addresses the reasons and proposal for re-keying the Association. The patent has expired on the current keys.
- b. The proposed keys would be more secure than the current ones and would have a 15-year patent.
- c. The dumpster, which uses the same key, is also an issue, and is believed to have been misused by non-owners.
- d. Rekeying the locks would cost \$125 each. There are 8 gates and a dumpster lock.
- e. Keys would cost approximately \$6.50 each. It would cost approximately \$4485 for the Association to provide 2 keys per lot.
- f. There have been many factors considered during Board discussion about rekeying, including owners of land outside the Association who use our roads, and providing uninterrupted access to members.
- g. Signs would be put on all gates with the Board member contact information to allow members to arrange a pick up of keys.
- h. Key pick up would also be June 22 at gate 1 in combination with clean-up day.
- i. No remotes would be changed, they will continue to function with gates 1 and 5.
- j. August 8, locks on gates 1,5, and 7 would be changed.
- k. A side note: As of this week, gate 4 is not functional, as a key has been broken off in it. The dumpster lock was temporarily moved to gate 4, and the situation will be remedied.
- l. The new keys would be sequentially stamped and tracked according to member. All keys tied to a lot would need to be transferred to a new owner when a lot is sold.
- m. There have been reports of keys being given or sold to people with no Association ties.
- n. If there is a limit voted in on keys, it would apply per lot, not per owner.
- o. Open Microphone/Member Comments

- i. Jason Love comments that rekeying would provide a good refresh to begin tracking keys, regardless of the limit of keys decided upon.
- ii. Cody Smith feels that rekeying will not solve security issues, since gates are left open by members. He also believes limiting keys would create a safety issue for members needing to quickly get in and out of the gates in emergencies. He feels that if rekeying is approved, the keys he has already purchased should be replaced at the cost of the Association.
- iii. Julie S. comments that she recently purchased a property, and is in favor of rekeying, because she is concerned about the keys her former owners may still have.
- iv. Terri James feels that all keys currently owned should be replaced at Association expense. She feels that there are many access problems, and that we need to secure the Association better before rekeying.
- v. Jason Love clarifies that there are people own land outside of the Association who use PMLOA roads to access their properties, but that they should pay a due, and rekeying provides a reset to ensure this is happening. He will be on the Board for another year and would like anyone who knows of areas with access issues to bring these to the attention of the Board members.
- vi. Ron suggests purchasing additional locks in case of future issues. The Board agrees.
- vii. Emergency vehicles and agencies do have keys to access the Association.
- viii. Gate 6 that goes into Pine Creek would also be changed. This should not be abused by PMLOA members to access that area.
- ix. An LLC owner speaks to the issues of some lots having multiple owners and therefore needing more keys. He is in favor of unlimited keys.
- x. **Proposed Rekeying Vote.** (Ballots counted by Sharlene Parker, Heather Jolley) **Result: Motion passes.** In favor: 80 Opposed: 18
- xi. **Vote on the number of keys allowed per lot.** (Ballots counted by Sharlene Parker, Heather Jolley, Randy Parry) **Result: Unlimited.**
2 keys: 8 4 keys: 22 8keys: 30 Unlimited: 37
- xii. Vote on who will pay for keys: (Ballots counted by Sharlene Parker, Heather Jolley, Randy Parry) **Result: Association pays for 2 keys per lot.** Association buys no keys: 34
1 key: 14 2 keys: 48

6. Board Nominees. Three Board members have completed their terms.

- a. Randy Parry. He feels the current board has functioned well and wants to continue to represent the will of the Association.
- b. Jeremy Leavitt. He has been in a member of the Association for 2 years. He likes it, and though there are varying opinions, he has enjoyed seeing the democratic process happening.
- c. Jake Huggard. Feels he is a traditionalist and likes to keep things as unchanged as possible.
- d. Mike Edwards. Though he is quite busy now, he would be willing to serve. He feels that communication could improve between the Board and the rest of the Members.
- e. Ballots counted by William Underwood and Sharlene Parker.
Result: Randy Parry, Jeremy Leavitt, and Jake Huggard

7. Road work report for 2018: Jason Love, Mark Petersen.

- a. Jason reviewed the map of Whispering Pines 2 and SkyHi which have had a lot of water damage in some areas this year. He showed where drainage needs to be fixed and where new road base would be applied.
- b. Mark asks anyone that has road issues near their property to let him know so he can be sure they give attention to the areas that need it most.

- c. Road inspections have been conducted throughout the Association, and work is being planned according to needs.
 - d. Last year's scheduled road maintenance was not completed by the contractor.
 - e. Mark is hoping to get permission from some owners to widen some blind corners.
 - f. There is a balance to maintain between preserving trees, yet providing safety around blind corners, especially in areas with easements for power poles, wells, etc.
 - g. Mike Edwards wants to be sure that an Association road that had been partially blocked has been corrected. Mark confirms that it has been.
8. Communications. Jarid Love reports that communications have improved through use of social media, the PMLOA website, and the newsletter, which will be electronic next year for most members.
9. Safety and Security: Garry Barfuss, Jason Love
 - a. The dumpster is a service not to be abused.
 - b. Fire Danger remains high in this area.
 - c. Speed Limit in the Association is 15 mph.
 - d. All members should have posted their lot numbers at their entrance for safety.
 - e. There is a free dump on the way to Ephraim that members could use rather than putting bulky items in the dumpster.
10. 2018 Budget Report: Jason Love.
 - a. The Board approved an overage of \$4000 for needed gate repairs, and to automate gate 5, based on unscheduled funds that were brought in through collection efforts.
11. 2019 Projected Budget Report: Jason Love.
 - a. The rekeying expenses will now need to be added to the projected budget for this year.
12. Clean-up day will be June 22.
 - a. All members are encouraged to attend and help with clean-up day.
 - b. Board members will also be at gate 1 that morning to distribute new keys.
 - c. Members are responsible to keep trees from their property that overhang the roads trimmed back.
13. Open Microphone/Member Comments
 - a. Steve suggests that Gate 4 could be raised so it doesn't scrape the gravel below it. Jason will take this as an action item.
 - b. Steve Jensen uses PMLOA roads to access his property, and will be glad to pay an annual due in exchange for access.
 - c. Faith Wadley uses the parking lot during the winter and asks that we keep it plowed and hopes that it will be allowed to leave trailers when visiting as needed.