



## PMLOA Board Meeting Notes

Location:	Virtual
Date:	March 28, 2024
Time:	6:00 pm
In attendance:	Mike, Jarid, Scott, Becky, Steve, Terri, Shaun, Chad
Absent:	

### **Update on Action Items:**

1. Chad is going to work on a draft policy for association liability for landowners who do not follow Sanpete County and State regulations. Chad has spoken to his attorney. The attorney is going to send him information. Chad will report at the next meeting in April.
2. Jarid is working on updating the dues section in the ByLaws from when the dues increase was voted, approved and changed a few years back. He will follow up with the county. Jarid hasn't recorded the update yet.
3. Landowner outside our association who would prefer to sign his agreement. He is not going to be starting until spring. Jarid will send the landowner easement to the board for review. We will revisit this in the April Meeting.
4. Jarid will send the camera login to the board. Shaun has the log in. Jarid will add the log in to google docs. Shaun will move gate 1 camera so we have good power for the camera.
5. Terri research where the new owner file is in google docs and move under secretary. Jarid moved to secretary.
6. Scott will update the new landowner names to the map in google docs. Jarid sent the link to Scott while in the meeting.
7. Mike will create a rough draft letter for Article V111, Section XX for trailers falling into disrepair. We talked about a letter we could send to landowners with trailers in disrepair. Mike will finish the draft and send it to the board.
8. Terri will check into having a 3% charge when using credit cards to pay invoices. Bank fees are a part of the annual budget. If charging an additional 3% on payments, people may decide to send checks. This could delay payments from being made for the budget. It's much easier for landowners to pay online. The bank fees will be included in the dues increase proposal.

## **New Items:**

1. Annual Newsletter Review - board reviewed the newsletter and made some changes. Jarid will make the updates to the newsletter email out by the first of the week. Jarid will add road committees to the newsletter.
2. Possible Dues increase 2025 - discussed the reasons the association needs a dues increase. Road maintenance increases, added the dumpsters being emptied twice a week starting July 1st - through Labor Day, and increased cost for the dumpsters. Cost of turnarounds in the association. Chad will send the cost for Juniper Road turnaround to Jarid. We will present these items in the annual meeting. The question was asked if we know what other associations around us are paying for dues? We are much lower than other associations. Becky will research what they are paying and let the board know. We will communicate how many miles of road are in our association. Jarid said some of the associations are different from our association and we will need to consider the differences. The board is proposing \$180/year for the first lot and \$105.00/year for additional lots. The vote is 5 yes and 1 no.
3. Secretary Pay - there have been added responsibilities for the secretary over the last 3 years. The secretary wage will remain the same. The board discussed other options to compensate the secretary going forward.
4. Approve 2024 Budget - Jarid will make a couple of changes and send it out to the board.
5. Roads - Chad
  - a. Having two Road Contractors - Jarid or Chad will contact Doug. Ask him his long term plans. We will start 2025 road bids in July 2024.
  - b. Road Committee - the committee would help identify where the road work needs to be done. As work is being done notify the board member responsible for the roads the process. We are looking for members who spend more time at their property. We are hoping to get 3 - 4 for SCR and 2 - 3 for WP.

## **Action Items:**

1. Jarid will send landowners easement to the board.
2. Jarid will add the log in to google docs.
3. Mike will finish the rough draft letter to be sent to landowners with trailers in disrepair and send it to the board.
4. Jarid will add road committees to the annual newsletter.
5. Jarid will add reasons for dues increase to the annual meeting presentation.
6. Becky will research what other associations are paying for dues and let the board know.
7. Jarid will make changes to the 2024 Budget and send it out to the board.
8. Jarid or Chad will contact Doug regarding road maintenance and his long term plans.
9. Shaun will move gate 1 camera so we have good power for the camera.
10. Chad will send Jarid the cost for the Juniper Road turnaround.

## **Next Board Meeting**

April 25, 2024

## **Future Action Items:**

1. Juniper Road we will need to cut back brush on the sides of the road for the grader (May)
2. Board please look at association roads to see what culverts need to be installed (May)
3. Jarid will look at combination locks and the gate 5 switch in the Spring (May)
4. Mike will shorten the length of time gate 1 stays open in the spring (April)
5. Jarid will talk to the landowner in WP who recently put in their driveway and ask them to put some road base on the road where the mud is crossing the association road (May)
6. Mike will continue to watch the chains where they are covering automated gate sensors (May)
7. Shaun said we could possibly record the meeting next year and broadcast it on FaceBook (April)
8. Board watch for new driveways being put in landowners property to see if it has affected the road (June)