



PAPERLESS COMMUNICATION NOTICE

In an effort to decrease Association costs and effort required to send out the annual newsletter, it has been proposed that we transition to a paperless communication model. For more information about the upcoming changes, please see the information below:

What will change?

Instead of receiving the annual printed newsletter and your dues invoice in the mail, you will receive this information electronically through email.

When will this change happen?

Starting in 2020 (next year) the newsletter and invoices will be sent electronically.

How can I ensure that I receive next year's newsletter?

Please make sure that the Association Board has a current email address for you. If you have not received any email communication from the Board in the past 6 months, then we most likely do not have an up-to-date email address. Please contact the Board at boardmembers@pinemountainloa.com to update your email address or contact Brittney Pyne at secretary.pinemountainloa@gmail.com.

What if I don't use email or have an email address?

If you do not use email and would like to continue to receive a printed newsletter, you may request to continue receiving paper mail by completing the attached form below or contacting Brittney Pyne at secretary.pinemountainloa@gmail.com.

.....
 I would like to continue to receive a mailed newsletter. Here is my address:

Name: _____ Lot #: _____	Mail To:
Address: _____	PMLOA
_____	P.O. Box #349 Orem,
Phone: _____	Utah 84059



2019 NEWSLETTER & ANNUAL MEETING INVITE

June 8, 2019 @ 10:00 a.m.
Contoy Arena, 995 W 1000 S Mt. Pleasant

It's time again for our annual Association meeting. The meeting will be held Saturday June 8th 2019 and will begin at 10:00 a.m. A potluck luncheon will follow. The Association will furnish a meat and cheese tray, condiments, water, and paper products.

We would like to ask all Members to bring a potluck item or dish to share with other members.

The Board Members will be at the Contoy arena at 9:00 a.m. to answer questions or help with any concerns you may have. Brittney Pyne (Secretary) will be available until 10:00 a.m. to sell keys, remotes and take payment for annual dues.

As Members arrive in the arena, we ask that you check in with the Secretary or one of the Board Members sitting at the tables up front to submit proxy votes and get voting ballots.

In an effort to conduct this year's meeting as efficiently as possible we ask anyone who has something they would like to address at the meeting to email boardmembers@pinemountainloa.com, or call one of the Board Members to have your item added to the agenda. Along with the usual topics, we have identified some issues of particular interest that we will be discussing in more depth at the annual meeting. The agenda is expected to be as follows:

AGENDA

Welcome - Randy Fry (1 min)

Annual Dues and Collections - Randy Fry (20 min)

The Annual dues will remain @ \$150.00 during the 2019 year. We have actively collected Association Member feedback on the current dues structure. During the meeting the Board will present an alternative dues structure to begin in 2020. **An Association Member vote will be held** on the alternative dues structure. The primary objectives of the alternative structure are:

1. Provide critical services
2. Minimize expense to landowners
3. Provide a fair system that equally distributes costs among members

To be fair to all Association Members we have been aggressively pursuing collection for dues that are in arrears. The Board will provide an update on the status of outstanding debt.

Any Member who is not current in paying their dues will be notified via letter after 30 days from the due date, and interest will begin accruing on the account. If there is no response to the first the letter, after 90 days a second letter will be sent notifying the Member of the delinquent account. If there is no response to after 120 days, there will be a lien placed on the property (\$110.00 fee to Member) and the Member will be sent to collections. The collections company will charge a 40% fee on top of the dues, late fees, and interest that are owed. If the Association Member does not pay the judgment, the Association will proceed with the foreclosure process to collect unpaid dues, interest and fees.

Any Member who can't pay their dues on time should contact the Board to work out a payment plan.

Election of Board Members Randy Fry (20 min)

The election of Board Members will be held during the meeting, anyone unable to attend will be able to choose a proxy who will be able to vote in their behalf. All proxy forms must be notarized and submitted to the secretary with the proper proof of identity.

Member	Term	Action
2017 Mark Petersen	1 year remaining	
2017 Jason Love	1 year remaining	
2018 Randy Parry	Term Complete	Position to fill (3yrs)
2018 Scott McDonald	2 years remaining	
2018 Garry Barfuss	Term Complete	Position to fill (3yrs)
2016 Jarid Love	2 years remaining	
2016 Randy Fry	Term Complete	Position to fill (3yrs)

The election will move forward with nominations and **Association Members will vote** to select replacement Board Members. Member volunteers will help count ballots.

2018 Annual Meeting Minutes Brittney Pyne

The minutes for the 2018 annual meeting are posted on the web site (www.pinemountainloa.com). Everyone is encouraged to review them before coming to the 2019 meeting. To save time, we will forgo the reading of the minutes.

Safety and Security Garry Barfuss, Scott McDonald, Randy Parry (20 min)

At the last annual meeting, Association Members expressed a desire to re-key the gates. The Board will present a proposal for re-keying. **An Association Member vote will be held** to determine the final plan.

Road Updates and 2019 Plans Mark Petersen and Jason Love (10 min)

A review of what was done in 2018 and what is planned for 2019 will be presented. An open microphone will be provided for Association Member comments. **Please report any needed road repairs to boardmembers@pinemountainloa.com** so they can be included in the 2019 plan.

Culverts are an important part of our erosion prevention program. Driveways that are cut in from the Association roads must maintain the ditches that are in place by placing a culvert under the driveway that is large enough to accommodate water runoff.

Web Site and Electronic Communication Jarid Love (5 min)

Discuss the updated website, Facebook group, and electronic communications. We intend to implement email delivery of the annual newsletter as a cost savings effort in 2020. See the paperless communication insert included with your newsletter for more information.

Dumpster -Randy Parry (5 min)

The dumpster continues to be an issue. The dumpster is provided for household garbage only. Everyone needs to make sure they are putting the lid down and securely locking it. If the dumpster is full, do not leave your garbage at this location. Do not stack garbage on the ground or on the top of the container. We need the assistance of all of our members to ensure that we will be able to continue providing this benefit to our members.

Safety-Security - Gary Barfuss, Scott McDonald, Randy Parry (5 min)

Speed limits, dust, lot numbers, fences, unauthorized visitors, closing gates and locking the dumpster

Financials - Randy Fry, Jason Love (10 min)

2018 - Year end report is included in this letter and in an effort to save time we will forgo the reading but have time available for any questions.

2018 PMLOA YEAR END REPORT	
Beginning Checking Balance	\$24,079.46
2018 Income Revenue	\$49,037.00
Expenses	
Signage - Security	\$ 551.48
Remote Controls and Keys	\$ 1,484.20
Tax Preparation fees and audit	\$ 500.00
Corporation renewal fees	\$ 10.00
Go Daddy Web fees	\$ 30.34
Roads	\$ 17,963.00
Liability Insurance	\$ 1,083.00
Annual Party costs	\$ 254.79
Office Supplies	\$ 505.71
Postage	\$ 467.18
Bank Fees	\$ 589.00
Legal Fees for reviewing CC&R's & By-Laws	\$ 1,644.00
Credit Card Processing Fees	\$ 529.71
Property Tax / Fed Tax / State Tax	\$ 725.85
QuickBooks Online Accounting	\$ 641.13
Lien Filing - Sanpete County	\$ 104.41
Repair and Maint. (2 new Gates and openers)	\$ 9,923.00
Secretary & Professional Fees	\$ 3,726.77
Garbage Dumpster	\$ 1,462.54
Weed Control - Thistle	\$ 47.89
Spending total	\$ 42,244.00
2018 Approved Budget	\$ 38,175.00
Over budget	\$ 4,069.00
2018 Income Revenue (2018 Dues & Past Due Collections)	\$ 49,037.00
2018 Spending Budget	\$ 38,175.00
Income Revenue minus Expenses	\$ 10,862.00

2018 Budget Overspend	\$	4,069.00
2018 Surplus	\$	6,793.00
Checking Account 1-3-2019	\$	32,130.00
Savings Account / Contingency Emergency Monies 1-3-2019	\$	27,274.38
Total Cash Assets as of 1-3-2019	\$	59,404.38

2019 - Budget - This is the budget as approved by the Board; in an effort to save time we will forgo the reading of the budget, but we will have time available for any questions

2019 PMLOA BUDGET - APPROVED	
Expenses	
Signage - Security	\$ 200.00
Remote Controls and Keys	\$ 1,400.00
Tax Preparation fees	\$ 500.00
Corporation renewal fees	\$ 10.00
Go Daddy Web fees	\$ 35.00
Roads	\$ 25,000.00
Liability Insurance	\$ 1,100.00
Annual Party costs	\$ 275.00
Office Supplies	\$ 500.00
Postage	\$ 500.00
Bank Fees	\$ 200.00
Legal Fees	—
Credit Card Processing Fees	\$ 650.00
Property Tax / Fed Tax / State Tax	\$ 2,000.00
QuickBooks Online Accounting	\$ 650.00
Lien Filing - Sanpete County	\$ 150.00
Repair and Maint.	\$ 500.00
Secretary & Professional Fees	\$ 4,500.00
Garbage Dumpster	\$ 1,500.00
Weed Control - Thistle	\$ 50.00
Estimated Spending total	\$ 39,720.00

Clean-up Day - Gary Barfuss (2 min)

Members are responsible to cut back the branches hanging over the road adjacent to their property. June 22 is Association Clean-Up Day. Branches should be stacked on the side of the road laying the same direction with cut-side facing the road. The Forest Service will be scheduled to come through with a wood chipper.

Open Mic Time Randy Fry (20 min)

Each Member who desires to come forward with comments and or suggestions may do so. Please respect the time given to each member for their comments, please don't interrupt or ask questions.

Please send all correspondence to: Brittney Pyne boardmembers@pinemountainloa.com

2018 Board Members

Randy Fry	President	801 318-5861
Jason Love	Vice President-Roads	801 380-2476
Garry Barfuss	Safety-Security	801 884-9210
Jarid Love	Electronic Media	801 361-2290
Randy Parry	Safety-Security	801 836-7318
Mark Petersen	Roads	801 599-7358
Scott McDonald	Safety-Security	801 633-6789
Brittney Pyne	Secretary	801 472-5507

“It is the desire of this Association to protect, assist, provide, and in any way make the occupation of this recreational property a most pleasant experience.”

Proxy votes will be accepted only by notarized authorization. The Proxy must present this notarized form, and photo ID to the Association Board prior to any voting.

PMLOA Official Proxy Form 2019

I/We _____, owner(s) of Lot(s) _____ do hereby give my/our PROXY vote to _____, (may designate another Association Member, or “Current Board President”) to vote on my behalf, on all matters presented at the Annual Membership Meeting of Pine Mountain Land Owners Association to be held June 8, 2019 at 10:00 a.m. at Contoy Arena, 995 W 1000 S, Mount Pleasant, Utah.

Signed: _____ Date: _____

SUBSCRIBED and SWORN to before me this _____ day of _____, 2019

NOTARY PUBLIC