



BOARD MEETING

DATE: July 18, 2019

LOCATION: 1100 W Traverse Parkway, Lehi

ATTENDEES: Jarid Love, Randy Parry, Mark Petersen, Jake Huggard, Jason Love, Scott McDonald, Jeremy Leavitt, Brittney Pyne

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.

New Items

1. New Board Assignments will be as follows
 - a. President: Jarid Love, Vice President: Randy Parry
 - b. Member Communications: Jake Huggard
 - c. Safety and Security: Scott McDonald, Jeremy Leavitt
 - d. Roads: Jason Love, Mark Petersen
 - e. **Motion** to approve Board Assignments by Jarid. Second by Jason. **Result:** Unanimous in favor.
 - f. Discussion of Motions. Motions are welcome to be proposed by any member of the Board, and the Board will try to give careful consideration to all matters proposed, considering what will be in the best interest of the Association membership.
 - g. Board members will reply to email questions that pertain to their assignment, and Jake will write email responses to general questions.

2. Road Maintenance:
 - a. Rick was planning to do more grading this week. It has been hard to get enough road base. On the North section, he has graded Twin Creek up to Bob's Road, and has fixed a culvert and done some work on Archery way.
 - b. The road going to gate 7 has been improved, and the lower roads have also had some work done.
 - c. Invoices have been sent in a timely manner, and Rick has been available as requested.
 - d. Ensuring that all of the culverts are cleaned out at the end of the season helps to maintain the roads. Mark has asked Rick to clean out one culvert that needs

attention near Allreds. Mark has been in contact with the Allreds regarding the needed work to be done that area.

- e. Each subdivision has a road-side easement for road work from the center of the Association road.
 - f. Some roadsides have thick scrub oak that makes it difficult to maintain the roads. The Board will contact the Forest Service, and also investigate options for clearing road-side brush.
 - g. The chipping done by the Forest Service was a great success, and they took care of a large amount of chipping.
3. Review of newly compiled map.
- a. Jarid will make a few minor adjustments needed.
 - b. Scott will talk to a few owners to find out what their ownership/access arrangement is.
4. Gates
- a. Scott has spoken with the new locksmith, and they will need to see the locks prior to re-keying them.
 - b. Gate 4 lock has been cut and the gate needs to be re-secured.
 - i. Gate 4 has had a two-lock system, and is shared with Pine Ridge Estates.
 - ii. After discussion, all agree on welding a new lock onto the gate, keyed to the new PMLOA key, then also temporarily adding an old lock on the chain connecting to Pine Ridge Estate lock, which is also welded to the gate. This system would provide access until gate 4 is changed in 2020. The locks can be engraved to indicate their key.
 - iii. **Motion:** Randy Parry proposes this solution for gate 4. Jeremy seconds.
Result: Unanimous in favor.
 - c. For passage and to protect the gate, it may be helpful for gate 1 to be moved over. Mark and Jason will investigate the feasibility of making an adjustment.
5. Google Drive Review:
- a. The Board Google Drive contains several items which will be helpful to the Board members, including recorded documents, procedures, etc. Board will become familiar with the contents.
6. Rekeying
- a. Roughly half of the Association membership have received their new keys.
 - b. Members who have not received keys can pick up either of the next two Saturdays or contact the Board for arrangements or shipping.
 - c. Keys that are picked up at the gate will continue to be tracked on the spreadsheet.
 - d. Keys were taxed, so after the initial disbursement, the price will need to be increased slightly.
 - e. If someone needs access, but is not a member of the Association, or an individual with an easement, they must contact the Board to review their request.

- f. Board will discuss key requests and disbursement further at the next meeting.
7. Dumpster
- a. The dumpster has been extremely abused. Many weeks there has been trash left on the ground and the dumpster has been overflowing.
 - b. The Board is hopeful that rekeying will make the dumpster manageable.
 - c. **Motion:** Jason proposes the following plan of action: We monitor to see how the dumpster usage is impacted after the rekeying on August 8th. If we are still having problems, we can propose some alternatives to the members at next year's annual meeting. **Result:** Mark seconds. Unanimous in favor.
8. Other Concerns
- a. Fire danger and fireworks
 - i. This year there were complaints of fireworks within the Association.
 - ii. An email will be sent with a reminder of the fire danger in our area and that fireworks are prohibited in the Association.
 - b. Thistle spray
 - i. In previous years, Board members have sometimes sprayed thistle along the roads, trying to combat the problem.
 - ii. Owners are responsible for the mitigation of thistle on their properties. The Association grades the roads which prevents thistle in those areas that the Association is responsible for.

Action Items:

- a. Jarid will draft an amendment to the By-laws regarding the newly adopted dues structure, and Mark will take the amendment to the county to be recorded.
- b. Scott will talk to the new Sky Hi owners.
- c. Mark will talk to Rick about welding the lock onto gate 4.
- d. Scott will work with locksmith on the process of changing the locks.
- e. Mark and Jason will investigate the feasibility of adjusting gate 1.
- f. Jarid will talk with Pine Ridge Estates about arranging the locks on gate 4.
- g. Jake will draft an Association email, including: Fireworks, dumpster, brush, thistle.
- h. Jeremy will contact the Forest Service and look into options for trimming brush.
- i. Board members will familiarize themselves with the contents of the Google Drive.
- j. The Board will continue to work to ensure all members receive new keys.
- k. Next meeting to be September 5 at 6:00