



BOARD MEETING

DATE: October 8, 2019

LOCATION: 1100 W Traverse Parkway, Lehi, UT

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

New Items

1. Gate issues
 - a. The Pine Ridge Estates lock on gate 4 lock has been cut again. Pine Ridge has provided a replacement lock which will soon be welded into place.
 - b. Gate 4 can also be difficult to open and close. This will also be repaired.
 - c. Residents prefer that Gate 1 not be left open through the winter. The Board would like to test whether the electronic opener can continue to function throughout the winter. Board members will monitor the gate and solar panels and, if necessary, disable the automatic opener, leaving the gate operational by key.
2. Budget review
 - a. To be conducted at next meeting.
3. Easement letter
 - a. Scott has drafted an easement letter to be used by individuals needing to access their properties through the Association.
 - i. MOTION: Jason suggests having the easement reviewed and standardized by legal counsel. Second: Jeremy. RESULT: unanimous in favor.
4. Review of documents in Google Drive
 - a. To be conducted at next meeting.

Follow-up items

1. Jarid has posted the updated map on the Association website.
2. Upon request, the Board carefully considers the pros and cons of creating an opt-in owner directory. Several privacy concerns are discussed as well as the logistics of how a large member directory could be distributed and limited only to members. MOTION: Due to the growing list of privacy concerns, Jason suggests that the Board's official position be that the Association FaceBook page is recommended as the best way to

contact other Association members instead of a printed or electronic directory. Randy seconds. RESULT: unanimous in favor.

3. Updating EMS keys.
 - a. The Association does not have access to the locked boxes to update the keys.
 - i. Randy will contact Wildlife Resources to see if they are able to help.
 - ii. Jason will coordinate with Mark about a report of missing lockbox keys on either gate 2 or 3.
4. Roadway clean-up
 - a. Scott and Jarid have gotten information about chipping and clearing for the spring.
 - b. In the past the Forest Service provided weed spray and sprayer.
 - c. The Forest Service has recommendations about road widths and clearing, which the Association has used as guidelines in the past.
5. North Sanpete Disposal.
 - a. The Board will continue to monitor the dumpster situation, install a sign with rules, and schedule extra removal on holiday weekends.
 - i. Jeremy will have a sign made.
6. Jarid has created a 'New Owner' tab on the website.
 - a. Brittney will update the welcome letter.
7. Parking lot policy
 - a. Consideration of the potential need to impose limits on parking in the common parking lot.
 - i. MOTION: Jason proposes tabling the discussion of posting additional rules in the parking lot at this time. Scott seconds. RESULT: In favor: Jarid, Scott, Randy, Jake, Jason. Opposed: Jeremy. The Board will monitor the situation throughout the winter to see if action is needed and will revisit the topic in the spring.
8. Building review
 - a. The Board would like to more clearly define the extent of its review of building plans submitted by members. The Board:
 - i. Verifies that the county has approved the plans.
 - ii. Reviews site plans for drainage that may affect roads or other properties.
 - b. Jarid will create a policy document for the files, and the approval letter will have clarification added.

Action Items

1. Jarid will run a budget report to email the Board, to help make decisions regarding any gate improvements to be made in the spring.
2. Scott will amend the easement document with suggestions given and send it to the Board for review. Jason will work with SEB Legal for review.
3. Randy will contact Wildlife Resources about key boxes.
4. Jason will coordinate with Mark about missing keys.
5. Jeremy will cement a post in the spring for dumpster rules sign and a camera.

6. Brittney will update the welcome letter.
7. Jarid will create a policy document defining what the Board is reviewing for building and send to the Board for review and comment.
8. When possible, Board members will check culverts for blockage going into winter to prevent issues in the spring. All members can help with this.
9. Jake will send an email with pertinent items to the membership.
10. Next meeting: January 16