



**Please join us for our 2020
Member Meeting and Luncheon**
June 13, 2020, 10:00 a.m.
Contoy Arena, 995 W 1000 S, Mount Pleasant

- Board Members will be available at 9:00 for questions, key and remote purchases, and dues payments.
- Upon arrival, please check in at the desk to verify contact information and receive ballots.
- The agenda for this year's meeting is below. To propose items of general interest to the agenda, please email: boardmembers@pinemountainloa.com.
- A luncheon will follow the meeting. Sandwiches, water, and paper products will be provided. We invite you to bring a side dish or dessert to share.

2020 Meeting Agenda

Welcome – Jarid Love, President (1 min)

Annual Dues Report – Jarid Love (10 min)

- The objectives of our Association dues are to
 1. Provide critical services such as road maintenance, dumpster, and gate repairs
 2. Minimize expense to landowners
 3. Provide a fair system that equally distributes costs
- As determined by membership vote in 2019, the 2020 dues will be:
 - \$130 per first lot owned
 - \$75 per additional lot
- Dues are to be paid by May 1. Please refer to www.pinemountainloa.com/dues for information about late payments and collection policy. The Board will continue to apply late payment penalties, collections, and liens as necessary. Any Member who cannot pay their dues on time should contact the Board to make payment arrangements.



Financial Report – Jarid Love, Randy Parry (10 min)

- 2019 Year-end review
- 2020 Budget

SEE ATTACHMENTS 1 & 2 FOR DETAILS

Road Maintenance Report - Mark Petersen, Jason Love (15 min)

- Review completed 2019 road work
- Preview planned 2020 road work
- Culvert reminder: If you have a culvert under your private driveway, it is your responsibility to make sure that the culvert and surrounding ditches are clear of debris and large enough to accommodate water runoff. Culverts prevent erosion and are an important part of maintaining our roads.
- Please report any needed road repairs to boardmembers@pinemountainloa.com

Clean-up Day - Randy Parry (5 min)

- Clean-up Day will be **June 27th**.
- We invite all members to join us in this effort on this date. Please trim branches that overhang Association roads near your property, spray or remove thistle, and clean up trash. This is an ongoing responsibility of each member but we ask that you dedicate this day to our joint effort.
- Please stack any cut branches on the sides of the road and the Forest Service will be scheduled to come through with a wood chipper the following week (depending on availability). Stack cut branches in the same direction, with the cut-side facing the road.
- Cleared roads are critical for public safety as they allow access to emergency vehicles.

Safety and Security - Scott McDonald, Jeremy Leavitt (10 min)

- Rekeying report:
 - Gates 1, 5, 7 and the dumpster lock were re-keyed last August.
 - The remaining gates will be re-keyed in August 2020. Members who have not yet received new keys can do so at the meeting, or may email secretary@pinemountainloa.com.
- Gate 4 has a double lock system due to shared use with the Pine Ridge Estates Association. Please contact the board if you have any problems accessing that gate.
- General policy reminders:
 - Please respect our speed limit for the safety of all members (15 mph).
 - Please keep Association gates closed and locked.
 - Gunfire is prohibited within the Association.
 - Fireworks are strictly prohibited within the Association.
 - Please ensure that your guests are aware of these policies.
- The dumpster is provided for household garbage only, and is to remain locked. If it is full, you will need to dispose of your garbage elsewhere.



Member Communication - Jake Huggard (5 min)

- In an effort to reduce costs, a paperless newsletter was implemented this year. Please keep your contact information current to continue receiving this and other important communications.
- The Association website is: www.pinemountainloa.com. You will find many helpful links, maps, documents and announcements on the website.
- The Association FaceBook group is a great way for members to communicate about happenings, weather, buying/selling, etc. Join the FaceBook group **Pine Mountain Land Owners Association** at www.facebook.com/groups/pmloa/

Board Member Election - Jarid Love (20 min)

- Nomination and election of Board Members. If unable to attend, you may designate a proxy by printing the form at the end of this newsletter. Ballots to be counted by member volunteers.
- Nominees will each be given 2 minutes on the microphone to introduce themselves and share any thoughts or comments they may have.

Member	Term	Action
2017 Mark Petersen	Term Complete	Position to fill (3 years)
2017 Jason Love	Term Complete	Position to fill (3 years)
2018 Scott McDonald	1 year remaining	
2018 Jarid Love	1 year remaining	
2019 Randy Parry	2 years remaining	
2019 Jake Huggard	2 years remaining	
2019 Jeremy Leavitt	2 years remaining	

Member Comments - (20 min)

- Members are invited to express comments and suggestions. Please respect the time given to each member for their comments.
- Comments and suggestions may also be sent to: boardmembers@pinemountainloa.com
- Contact information updates and billing questions can be sent to: secretary@pinemountainloa.com

Thank you for your participation, and for helping to make Pine Mountain Land Owners Association a great place to be!



ATTACHMENT 1: 2019 FINANCIAL REPORT

2019 PMLOA BUDGET YEAR END REPORT		
	Beginning Checking Balance	\$31,755.07
	Beginning Savings Account Balance	\$27,274.38
	Beginning Total Cash	\$59,029.45
Income	Budgeted	Actual
	Dues	\$37,650.00
	Key Sales	0
	Remote Sales	0
	Shipping Fees	0
	Bank Interest	0
	Total Income	\$37,650.00
	\$40,261.73	\$47,008.80
Expenses	Budgeted	Actual
Roads (Includes 1,350.00 of snow removal)	\$25,000.00	\$25,811.70
Snow Removal	\$0.00	\$1,350.00
Signage - Security	\$200.00	\$200.46
Weed Control - Thistle	\$50.00	\$0.00
Liability Insurance	\$1,100.00	\$1,170.00
Annual Party costs	\$275.00	\$226.50
Office Supplies	\$500.00	\$164.31
Postage	\$500.00	\$886.12
Secretary & Professional Fees	\$4,500.00	\$4,500.00
Repair and Maint.	\$500.00	\$758.00
Uncollectable Debt	\$0.00	\$100.00
QuickBooks Online Accounting	\$650.00	\$835.44
Property Tax / Fed Tax / State Tax	\$2,000.00	\$1,901.69
Remote Controls and Keys	\$0.00	\$1,918.40
Tax Preparation fees	\$500.00	\$325.00
Corporation renewal fees	\$10.00	\$10.00
Go Daddy Web fees (renews every other year)	\$35.00	\$0.00
Bank Fees	\$200.00	\$0.00
Legal Fees (Recording Fees, Attorneys, etc...)	\$0.00	\$42.00
Credit Card Processing Fees	\$650.00	\$545.14
Lien Filing - Sanpete County	\$150.00	\$0.00
Garbage Dumpster	\$1,500.00	\$1,236.38
Subtotal	\$38,320.00	\$41,981.14
Rekeying	Budgeted	Actual
Superior Locksmith (keys, locks & rekeying)	\$10,000.00	\$11,754.87
Subtotal	\$10,000.00	\$11,754.87
Total Expenses	\$48,320.00	\$53,736.01
	Net Revenue	-\$6,727.21
	Over budget	\$3,661.14
	Ending Checking Account Balance	\$19,435.38
	Ending Savings Account Balance	\$33,402.51
	Total Cash Assets	\$52,837.89



ATTACHMENT 2: 2020 BUDGET

2020 PMLOA BUDGET		
	Approved 2/20/20	
Income	Budgeted	
Dues	\$38,140.00	
Key & Remote Sales	1400	
Shipping Fees	0	
Bank Interest	0	
Total Income	\$39,540.00	
Expenses	Budgeted	2019 Actual
Roads (2019 number includes 1,350.00 of snow removal)	\$27,200.00	\$27,161.70
Signage - Security	\$200.00	\$200.46
Weed Control - Thistle	\$50.00	\$0.00
Liability Insurance	\$1,170.00	\$1,170.00
Annual Party costs	\$275.00	\$226.50
Office Supplies	\$200.00	\$164.31
Postage	\$164.00	\$886.12
Secretary & Professional Fees	\$4,500.00	\$4,500.00
Repair and Maint.	\$500.00	\$758.00
QuickBooks Online Accounting	\$836.00	\$835.44
Property Tax / Fed Tax / State Tax	\$119.00	\$1,901.69
Remote Controls and Keys	\$1,400.00	\$1,918.40
Tax Preparation fees	\$500.00	\$325.00
Corporation renewal fees	\$10.00	\$10.00
Go Daddy Web fees (renews every other year)	\$35.00	\$0.00
Bank Fees	\$100.00	\$0.00
Legal Fees (Recording Fees, Attorneys, etc...)	\$50.00	\$42.00
Credit Card Processing Fees	\$500.00	\$545.14
Lien Filing - Sanpete County	\$150.00	\$0.00
Garbage Dumpster	\$1,500.00	\$1,236.38
Subtotal	\$39,459.00	\$41,881.14



ATTACHMENT 3: PROXY VOTE FORM

If you are unable to attend the annual meeting, you may use the following proxy form to delegate your vote. Proxy forms must be notarized and the designee must provide identification.

PMLOA Official Proxy Form 2020

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 13, 2020 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 _____, 2020

NOTARY PUBLIC