

Annual Meeting

June 13, 2020



Welcome

Agenda

- **Welcome (2020 Highlights & Board Introduction)** – Jarid Love
- **Annual Dues Report** – Jarid Love
- **Financial Report** - Jarid Love, Randy Parry
- **Road Maintenance Report** – Mark Peterson, Jason Love
- **Cleanup Day** – Randy Parry
- **Safety & Security** – Scott McDonald, Jeremy Leavitt
- **Member Communication** – Jake Huggard
- **Board Member Election** – Jarid Love
- **Member Comments** – Open Mic Time

2019-2020 Highlights

- The rekeying project began and 3 gates were rekeyed
- The first electronic newsletter was sent
 - Including more periodic communication from the Board
- Updated maps were posted on the website: www.pinemountainloa.com/maps
- Increased participation in the Facebook group
- We had a good first year with a new road contractor - Rick Goble
- Parking lot was well used over the winter - lots of people were on the mountain in the winter

Introduction of 2019-2020 Board

President	Jarid Love	(801) 361-2290
Vice President	Randy Parry	(801) 884-9210
Roads (Spring City Rancheros)	Mark Petersen	(801) 599-7358
Roads (Whispering Pines 2/SkyHi)	Jason Love	(801) 380-2476
Safety and Security	Jeremy Leavitt	(801) 200-2190
Safety and Security	Scott McDonald	(801) 633-6789
Electronic Media & Website	Jake Huggard	(385) 352-5085
Secretary	Brittney Pyne	(801) 472-5507

Annual Dues Report

Jarid Love

Objective of the Dues

The primary objectives of the member dues are:

1. Provide critical services (Road maintenance, dumpster, gate repairs, etc...)
2. Minimize expense to landowners
3. Provide a fair system that equally distributes costs among members

Annual Dues Report

As determined by membership vote in 2019, the 2020 dues are:

- \$130 per first lot owned
- \$75 per additional lot

- Dues are to be paid by May 1 each year.
- Please refer to www.pinemountainloa.com/dues for information about late payments and collection policy. The Board will apply late payment penalties, collections, and liens as documented on the website.
- Any Member who cannot pay their dues on time should contact the Board to work out a payment plan.

Financial Report

Jarid Love, Randy Parry

2019 Year End Report

Summary

Beginning Checking Balance		\$31,755.07
Beginning Savings Account Balance		\$27,274.38
Beginning Total Cash		\$59,029.45
Income		\$47,008.80
Dues		\$40,261.73
Key Sales		\$3,536.40
Remote Sales		\$2,875.00
Shipping Fees		\$320.54
Bank Interest		\$15.13
Expenses		\$53,736.01
Budgeted		\$47,008.80
Rekeying		\$11,754.87
Summary		
Net Revenue		-\$6,727.21
Ending Checking Account Balance		\$27,274.38
Ending Savings Account Balance		\$33,402.51
Total Cash Assets		\$52,837.89

2019 Year End Report

Expenses

Budgeted Expenses		
Roads (Includes 1,350.00 of snow removal)	\$25,811.70	
Snow Removal	\$1,350.00	
Signage - Security	\$200.46	
Weed Control - Thistle	\$0.00	
Liability Insurance	\$1,170.00	
Annual Party costs	\$226.50	
Office Supplies	\$164.31	
Postage	\$886.12	
Secretary & Professional Fees	\$4,500.00	
Repair and Maint.	\$758.00	
Uncollectable Debt	\$100.00	
QuickBooks Online Accounting	\$835.44	
Property Tax / Fed Tax / State Tax	\$1,901.69	
Remote Controls and Keys	\$1,918.40	
Tax Preparation fees	\$325.00	
Corporation renewal fees	\$10.00	
Go Daddy Web fees (renews every other year)	\$0.00	
Bank Fees	\$0.00	
Legal Fees (Recording Fees, Attorneys, etc...)	\$42.00	
Credit Card Processing Fees	\$545.14	
Lien Filing - Sanpete County	\$0.00	
Garbage Dumpster	\$1,236.38	
	Spending Total	\$41,981.14

2020 Budget

Projected Income:
\$39,540

Expenses	
Roads	\$27,200.00
Snow Removal	\$200.00
Signage - Security	\$50.00
Weed Control - Thistle	\$1,170.00
Liability Insurance	\$275.00
Annual Party costs	\$200.00
Office Supplies	\$164.00
Postage	\$4,500.00
Secretary & Professional Fees	\$500.00
Repair and Maint.	\$836.00
Uncollectable Debt	\$119.00
QuickBooks Online Accounting	\$1,400.00
Property Tax / Fed Tax / State Tax	\$500.00
Remote Controls and Keys	\$10.00
Tax Preparation fees	\$35.00
Corporation renewal fees	\$100.00
GoDaddy Web fees (renews every other year)	\$50.00
Bank Fees	\$500.00
Legal Fees (Recording Fees, Attorneys, etc...)	\$150.00
Credit Card Processing Fees	\$1,500.00
Lien Filing - Sanpete County	\$27,200.00
Garbage Dumpster	\$200.00
	Spending Total
	\$39,459.00

Road Updates and 2020 Plans

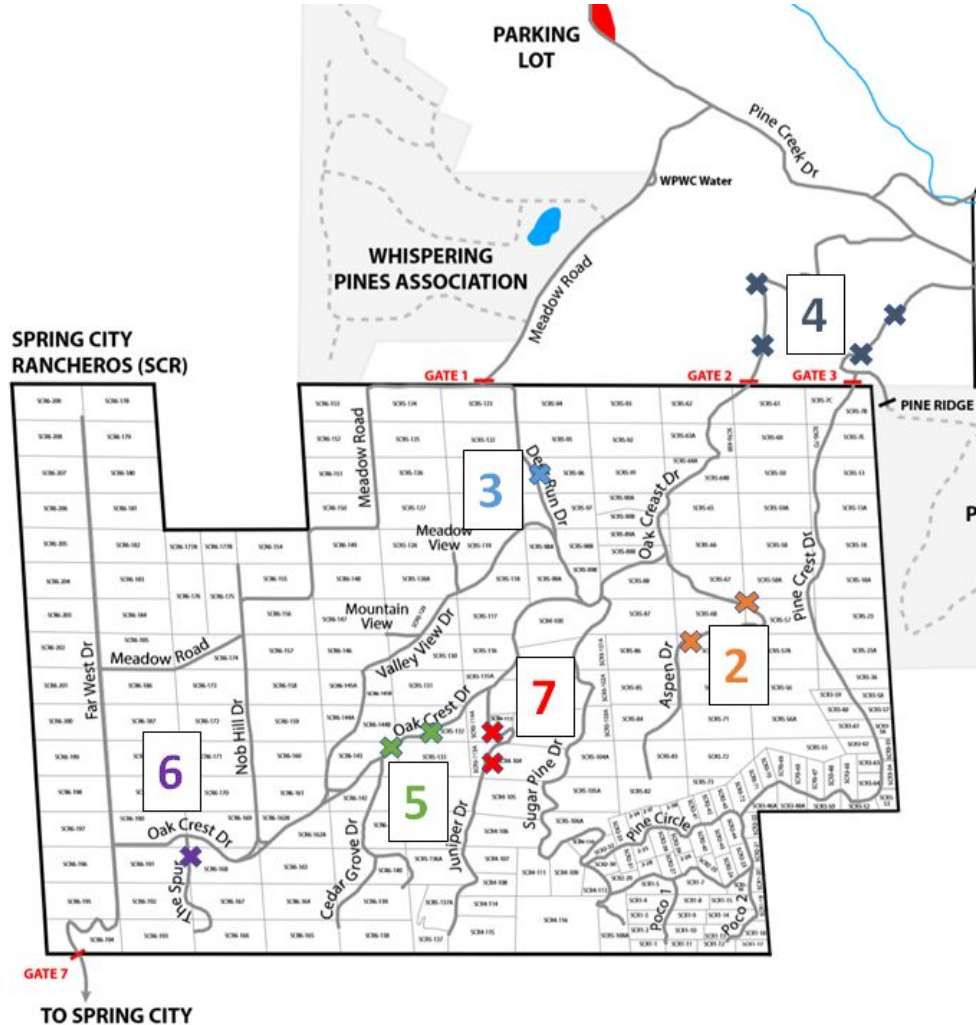
Mark Petersen, Jason Love

Roads Update & Culverts

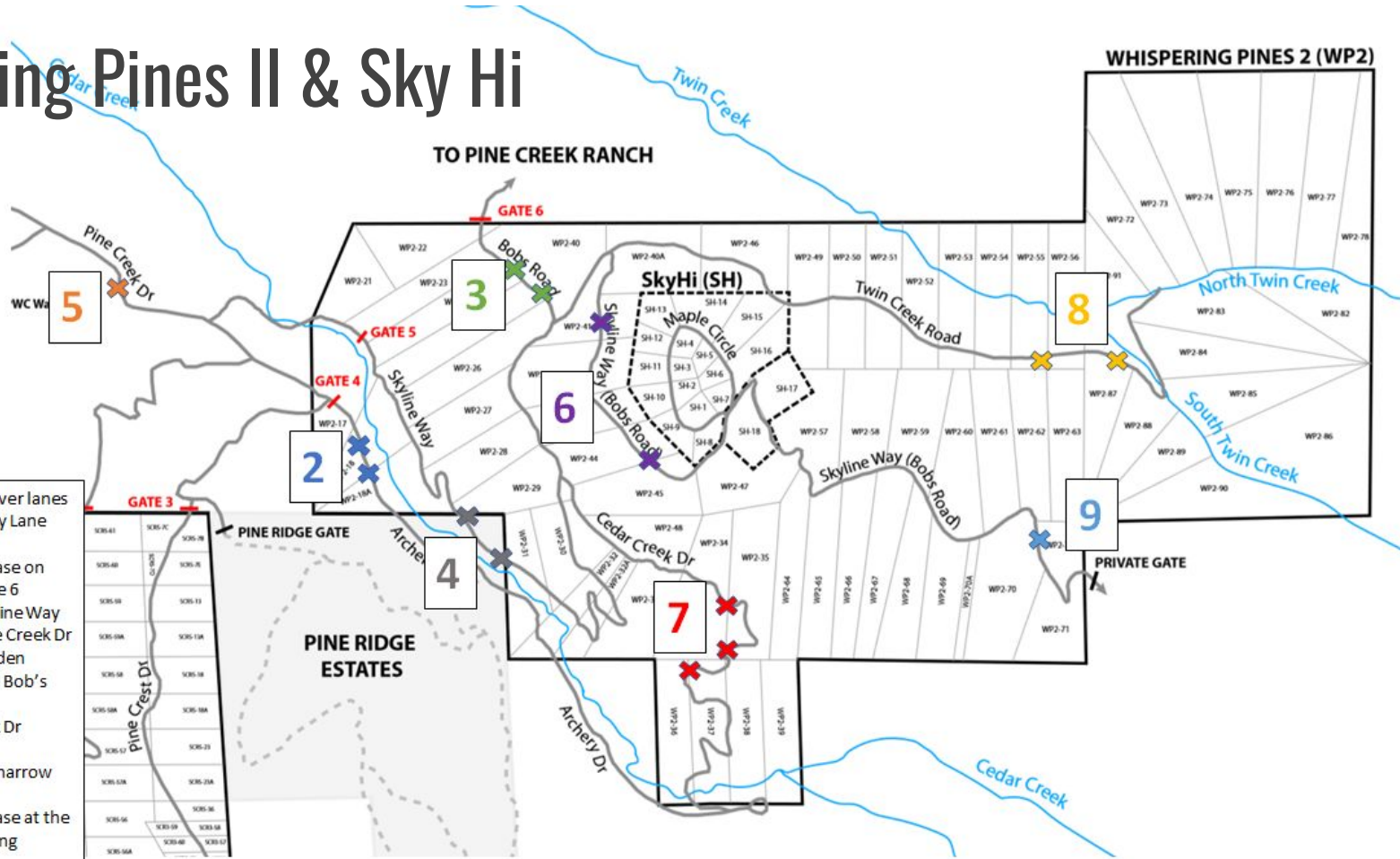
- The budget for 2020 road maintenance is **\$27,200** a slight increase from the **\$25,811.70** spent last year.
- The following maps show the plan for specific areas.

Spring City Rancheros

1. Grade all roads and pull-over lanes
2. Level out rough sections of Aspen Dr. and add road base
3. Gravel on Deer Run to cut down dust
4. Heavy grading and road base approaching gates 2 and 3
5. Road base on Oak Crest Dr
6. Road base toward The Spur
7. Road base on Juniper Drive



Whispering Pines II & Sky Hi



1. Grade all roads and pull-over lanes
2. Washout repair on Archery Lane just up from Gate 4
3. Heavy grading and road base on Bob's Road approaching Gate 6
4. Fix wash-boarding on Skyline Way
5. Fix wash-boarding on Pine Creek Dr
6. Fix wash-boarding and widen narrow road sections on mid Bob's Road
7. Road base on Cedar Creek Dr toward Archery Dr
8. Remove rocks and widen narrow sections of Twin Creek
9. Heavy grading and road base at the top of Bob's Road approaching private gate

Roads Update & Culverts

- 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

Clean-up Day

WE NEED YOUR HELP

- Trees and branches are overhanging the road in several places
- Visibility around some turns is impaired
- Thistle is spreading

Cleanup Day is **June 27th**

Please do the following on clean-up day

1. Trim branches that overhang Association roads adjacent to your property
2. Stack cut branches on the sides of the roads with the cut-side facing the road
 - a. Forest Service will be scheduled to come through with a wood chipper the following week (depending on availability)
3. Spray or remove thistle in your area
4. Clean up any visible trash

A few more reminders

- Road cleanup/trimming is an ongoing responsibility of each member but we ask that you dedicate this day to our joint effort.
- Help us keep our dues low so we don't have to pay for this service.
- Cleared roads are critical for public safety as they allow access to emergency vehicles.

Safety & Security

Scott & Jeremy

Rekeying Report

- Thank you to everyone who made our job delivering keys easier by coming to the key distribution pickups. Those were held on June 22nd, July 13th and July 20th.
- In **August 2019** gates **1, 5, and 7** were rekeyed.
- In **August 2020 (this year)** all remaining gates will be rekeyed.
- All current remotes will continue to work on electric gates.
- Members who have not yet received new keys can do so at the meeting, or may email secretary@pinemountainloa.com.

Cost of Rekeying

- Rekeying was done by Superior Locksmith. The final of purchasing keys and having the locks replaced with new locks was **\$11,754.87**.
- Cost to change the locks was **\$125/gate** (8 gates + dumpster x \$125 = \$1125)
- Keys were purchased for **\$6.50** at a volume discount and sold to members for that same price.
- Keys going forward will be **\$15.00** due to the increased cost of ordering in smaller batches as well as the added cost of sales tax.
- It was decided to provide each member up to 2 free keys per lot which cost **\$4,485**.

Safety & Security

- Gate 4 Double Lock
 - Gate 4 has a double lock system due to shared use with the Pine Ridge Estates Association. They have access for a fire escape route.
 - One lock uses our key, one lock uses the Pine Ridge Estates key
 - The lock was cut several times last year
 - Please contact the board if you have any problems accessing that gate
- You are responsible for your keys
 - Key numbers are assigned and tracked to property owners
 - Unauthorized / Authorized Visitors – Question them or report them
 - If you sell your property, you need to pass your keys on to the new owners
 - Realtors who need keys should acquire them from the selling land owner

Safety & Security

- 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.
 - Practice good fire safety.
 - Keys in lockboxes are for emergency services.
 - 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

Website & Electronic Communication

1. 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.
2. The Association website is: www.pinemountainloa.com. You will find many helpful links, maps, documents and announcements on the website.
3. 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/

Election of Board Members

Jarid Love

Election of Board Members (2 positions to fill)

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	

Election of Board Members

1. Due to COVID-19 concerns, the Annual Association Meeting was canceled and the usual board member election did not take place and the current board was asked to remain in place.
2. Jason Love accepted the invitation to serve on the board one more year.
3. Mark Peterson won't be able to serve another year. We thank him for his years of service and look forward to our continued association with him.
4. We need to find a replacement for Mark. If you would be willing to serve, please contact the board at boardmembers@pinemountainloa.com

Items for 2020 Board to Consider?

- Mail ballot or electronic voting
- Raising gate 4 so it doesn't drag on ground
- If you have additional ideas or topics you would like the board to consider, please email them to boardmembers@pinemountainloa.com



Thank You

Meeting minutes and this presentation will be uploaded to the website for future reference.