



BOARD MEETING

DATE: August 5, 2020
LOCATION: Virtual meeting
ATTENDEES: Jarid Love, Scott McDonald, Jeremy Leavitt, Jason Love, Jake Huggard, Jeremy Hansen, Brittney Pyne

FOLLOW UP ITEMS

1. Rekeying update - Aug 8th
 1. Jason has coordinated with Rick Goble, and he has the new locks. He is planning to weld them on August 8.
 2. Pine Creek Ranch Association has a water tank inside the Association and needed a key to maintain it. Jarid has coordinated with them, and other entities who need access.
 3. Jake will send an email reminding members that the remaining gates will be re-keyed on August 8. Members may want to bring both keys for a few days in case the work on any one gate is not completed.
 4. There are 36 members who have not requested new keys. ‘
 5. Jason suggests working with a permanent resident in case someone is locked out.
 6. Discussion about signs for the gates regarding re-keying. The information needed is on the current signs, should someone need to contact the Board.
 7. Jarid has given new keys to the Sanpete Fire Warden to be used in case of emergency. Jason will also work with the Mt. Pleasant Fire Department to ensure that they have new keys as well.

2. Easement policy
 1. MOTION: Randy proposes that we continue to follow the easement and key policy as the Board has outlined, being able to purchase two keys with proof of ownership and necessity.
 2. Outside owners who have contacted the Board have been given the information, and any keys are being tracked.

3. Lost keys
 1. It has been suggested to charge a key replacement fee, to be kept in escrow for when it may become necessary to re-key again because of abuse.
 2. When a property is sold, but the seller still owns property in the Association, all keys tied to the lot sold must transfer to the buyer. This will always be a minimum of the two keys that the Association provided.

4. Road maintenance update
 1. Rick Goble has completed approximately \$20,000 of road work this year.
 2. SCR roads seem to be in good condition.
 3. There has not been as much work done in recent years near gate 6, so Jason has asked Rick to put more road base in that area, as well as some of the upper roads and some areas that members have mentioned need attention.
 4. Scott notes that Rick has put some road base up in some of the outer areas where it was needed this year.
 5. Jason will contact Rick to be sure the remaining money budgeted for road work will go toward these areas where it is most needed.
 6. Jeremy Hansen notes that there are some narrow areas that could benefit from being widened, such as right inside gate one to the right. There are some issues with widening some areas where the owners' property line is less defined.
 7. Jeremy Leavitt notes that some roads need a lot of overhang trimming to make it possible for people to bring in trailers, etc.
 1. Discussion about trying to find an organization who would be willing to come in and trim overhang as part of the maintenance.
 2. Scott will contact the Forest Service to see if they would also be willing to do additional work on trimming and chipping.
5. Dumpster
 1. Moving the dumpster to the meadow near gate 1 has been proposed.
 2. Jeremy points out that if moved, it wouldn't be as convenient for people who coming out of Whispering Pines area.
 3. Some feel it would be best to discontinue the dumpsters.
 4. After discussion, the Board concludes to defer the discussion until next year's Annual Meeting.
6. Pine Mountain CWPP (Wildfire Preparedness Plan)
 1. Jarid has been looking into creating a fire preparedness plan for the Association.
 2. This could potentially help in case of fire emergency, as well as for helping owners get insurance.
 3. There is a proposed plan document that the Association would need to update. The state reviews the document with the Association periodically.
 4. Jeremy Leavitt and Scott McDonald are the Board's Safety and Security representatives. They will spend some time looking at ways to increase our fire safety and compiling plan with the following requirements in mind:
 1. An estimate the value of the total Association property.
 2. A plan for how we would notify all members if there is a fire.
 3. Fire prevention plan and education
 4. Semi-annual reminders in the newsletter, including tips on fire safety, clean up, and defensible space.
 5. A wildfire response system privately owned by the Association may be worth researching.
 6. Emergency vehicle access as part of the evaluation of roads.

7. Ensure that all road signs are in place. If there is still an amount budgeted for signs, it could be used here. All Board Members will note where signs are present or missing and report to Jason.
8. Visible lot numbers at the entrance. Names are very helpful as well. Signs with this information make it easier for emergency responders to find lots.
5. Jarid will send a copy of the existing plan that was drafted.
6. FireWise is a step further in the fire prevention planning.
7. The Board will have more discussion in the future about this.

7. Bark Beetle problem

1. The Board will continue to look for solutions to this problem.

ACTION ITEMS:

1. Jason will work with Rick Goble on re-keying August 8.
2. Jake will send an email to the Association membership reminding about the lock change.
3. Jason will ensure the Mt. Pleasant Fire Department has the new keys.
4. Jason will work with Rick Goble to be sure the remaining road work budget is used where most needed.
5. Scott will contact the Forest Service and look for options for additional trimming and chipping along roads where needed.
6. Scott and Jeremy Leavitt will work on a fire preparedness plan.
7. All Board Members will report to Jason about road signs needed.