



**Please join us for our 2021  
Member Meeting and Luncheon**  
May 29, 2021, 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](mailto: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.

## **2021 Meeting Agenda**

**Welcome** – Jarid Love, President (1 min)

**Annual Association Report** – Jarid Love (5 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
- You should have received invoices for 2021 dues. As a reminder, dues are:  
\$130 per first lot owned  
\$75 per additional lot
- Dues are to be paid by May 1. Please refer to [pinemountainloa.com/dues](http://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)**

- 2020 Summary
- 2021 Budget

SEE ATTACHMENTS 1 & 2 FOR DETAILS

### **Road Maintenance Report - Jason Love, Jeremy Hansen (15 min)**

- Review completed 2020 road work
- Preview planned 2021 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](mailto:boardmembers@pinemountainloa.com)

### **Clean-up Day - Randy Parry (5 min)**

- Clean-up Day will be **June 12th**.
- 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:
  - Rekeying of all gates and the dumpsters were completed last year in August.
  - If you have any trouble with the new locks, please let the board know at [boardmembers@pinemountainloa.com](mailto:boardmembers@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. One lock uses our key, one lock uses the other association's key.
- 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. We had a problem with this last year and as a result implemented a \$2500 fine.
  - Please ensure that your guests are aware of these policies.



- We will have 2 dumpsters this year. As a reminder, 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)**

- The Association website is: [www.pinemountainloa.com](http://www.pinemountainloa.com). You will find many helpful links, maps, documents and announcements on the website.
- We've seen great participation in the Association FaceBook group. It 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/](https://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 Jason Love	Term Complete	Position to fill (2 years)
2018 Scott McDonald	Term Complete	Position to fill (3 years)
2018 Jarid Love	Term Complete	Position to fill (3 years)
2019 Randy Parry	1 year remaining	
2019 Jake Huggard	1 year remaining	
2019 Jeremy Leavitt	1 year remaining	
2020 Jeremy Hansen	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](mailto:boardmembers@pinemountainloa.com)
- Contact information updates and billing questions can be sent to: [secretary@pinemountainloa.com](mailto: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: 2020 FINANCIAL REPORT

Beginning Checking Balance		\$19,435.38
Beginning Savings Account Balance		\$33,402.51
Beginning Total Cash		<b>\$52,837.89</b>
<b>Income</b>	<b>Budgeted</b>	<b>2020 Actual</b>
Projected Dues	\$38,140.00	\$39,936.41
Member Fees	0	\$1,051.55
Key & Remote Sales	1400	\$2,657.28
Shipping Fees	0	\$355.81
Bank Interest	0	\$4.82
<b>Total Income</b>	<b>\$39,540.00</b>	<b>\$44,005.87</b>
<b>Expenses</b>	<b>Budgeted</b>	<b>2020 Actual</b>
Roads (2019 number includes 1,350.00 of snow removal)	\$27,200.00	\$24,897.75
Signage - Security	\$200.00	\$0.00
Weed Control - Thistle	\$50.00	\$0.00
Corporation renewal fees	\$10.00	\$10.00
Legal Services & Fees (Recording Fees, Attorneys, etc...)	\$50.00	\$1,583.50
Liability Insurance	\$1,170.00	\$1,130.00
Annual Party costs	\$275.00	\$0.00
Office Supplies	\$200.00	\$82.57
Postage	\$164.00	\$531.37
Secretary & Professional Fees	\$4,500.00	\$5,500.00
Garbage Dumpster	\$1,500.00	\$1,848.64
Go Daddy Web fees (renews every other year)	\$35.00	\$36.34
QuickBooks Online Accounting	\$836.00	\$900.75
Repair and Maint.	\$500.00	\$0.00
Property Tax / Fed Tax / State Tax	\$119.00	\$151.55
Tax Preparation fees	\$500.00	\$335.00
Remote Controls and Keys	\$1,400.00	\$2,051.74
Credit Card Processing Fees	\$500.00	\$752.34
Bank Fees	\$100.00	\$0.00
Lien Filing - Sanpete County	\$150.00	\$0.00
Bad Debt	\$0.00	\$1,945.56
<b>Subtotal</b>	<b>\$39,459.00</b>	<b>\$41,757.11</b>
Ending Checking Account Balance		\$21,907.37
Ending Savings Account Balance		\$33,407.33
<b>Total Cash Assets</b>		<b>\$55,314.70</b>



## ATTACHMENT 2: 2021 BUDGET

Approved March 25, 2021		
<b>Income</b>	<b>Budgeted</b>	<b>2020 Actual</b>
Projected Dues	\$38,140.00	\$39,936.41
Member Fees	0	\$1,051.55
Key & Remote Sales	1400	\$2,657.28
Shipping Fees	0	\$355.81
Bank Interest	0	\$4.82
<b>Total Income</b>	<b>\$39,540.00</b>	<b>\$44,005.87</b>
<b>Expenses</b>	<b>Budgeted</b>	<b>2020 Actual</b>
Roads (2019 number includes 1,350.00 of snow removal)	\$27,000.00	\$24,897.75
Signage - Security	\$200.00	\$0.00
Weed Control - Thistle	\$50.00	\$0.00
Corporation renewal fees	\$10.00	\$10.00
Legal Services & Fees (Recording Fees, Attorneys, etc...)	\$90.00	\$1,583.50
Liability Insurance	\$1,130.00	\$1,130.00
Annual Party costs	\$275.00	\$0.00
Office Supplies	\$150.00	\$82.57
Postage	\$200.00	\$531.37
Secretary & Professional Fees	\$6,000.00	\$5,500.00
Garbage Dumpster	\$1,900.00	\$1,848.64
Go Daddy Web fees (renews every other year)	\$0.00	\$36.34
QuickBooks Online Accounting	\$900.00	\$900.75
Repair and Maint.	\$300.00	\$0.00
Property Tax / Fed Tax / State Tax	\$150.00	\$151.55
Tax Preparation fees	\$335.00	\$335.00
Remote Controls and Keys	\$200.00	\$2,051.74
Credit Card Processing Fees	\$500.00	\$752.34
Bank Fees	\$0.00	\$0.00
Lien Filing - Sanpete County	\$150.00	\$0.00
Bad Debt	\$0.00	\$1,945.56
<b>Subtotal</b>	<b>\$39,540.00</b>	<b>\$41,757.11</b>
Over/Under budget	\$0.00	\$2,248.76



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## 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.

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### PMLOA Official Proxy Form 2021

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 May 29, 2021 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 \_\_\_\_\_, 2021

\_\_\_\_\_  
NOTARY PUBLIC