



Annual Association Meeting

Date: May 29, 2021

Location: Contoy Arena, Mount Pleasant, Utah

Attendees: Association Members

Welcome (2021 Summary) - Jarid Love (President) welcomed everyone to the meeting. The board members were introduced, Jeremy Leavitt, Randy Parry, Scott McDonald, Jake Huggard, Jason Love, and Jeremy Hansen. Our new secretary Terri Eagan.

- COVID - Had to cancel our Annual Meeting for 2020
- The rekeying project was completed
- We added a second dumpster
- Electric gates were left operating through the winter. A big thank you to those who helped keep them clear
- Increased participation in the Facebook group
- Improved some areas of the road that have never had road base on them
- Parking lot was well used over the winter - lots of people were on the mountain
- We didn't get nearly enough snow, so we may have a very dry year - no fireworks

The electric gates were left on throughout the winter. We want to thank a couple of property owners who have volunteered to help with the gates. Russ Gardner has been helping with gate 1, and Dale Hadley gate 5.

The meeting agenda was outlined for the meeting.

DNR Fire Mitigation Presentation - Josh Cornell and Chance Matt was not able to come this year. Chance is here with Josh.

Anytime you do anything around your property and complete a form online the DNR Fire Mitigation receives a grant for your area. We can come and do an assessment of your property for clearing and defensible space. We will pass around a sheet for you to put your information if

you would like us to come and give you an assessment.

As we all know, fire danger is very high this year. Fuel load in our community is high. Be ready to get out if needed and know where your escape routes are located in the association. No dragging chains or other things to cause sparks. Create a defensible space around your area to include dead trees and even live trees.

The Association will provide us a map and someone on the board will reach out to landowner's. Some of the landowner's said their tree piles were missed last year. Chipping will begin in July and an email will be sent out.

Annual Dues Report - Jarid Love

The primary objectives of the member dues are:

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

As determined by membership vote in 2019, the 2021 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.
- \$24,897.75 of dues collected went directly into road maintenance
- Dues funded a second dumpster
- Funded the remaining re-keying budget

Financial Report - Jarid Love

The 2020 year end report was reviewed with landowners.
Majority of association funds are used for road maintenance.

We completed re-keying the gates in 2020. The dues funded a second dumpster starting in July.

The 2021 budget is \$40,000.

Road Maintenance Report - Jason Love, Jeremy Hansen

- The budget for 2021 road maintenance is **\$27,000**.
- The following maps show the plan for specific areas.
- Thank you for all the feedback we received in the Facebook Group.

This year we would like to spend \$27,000 on roads.

Rick Goble, our contractor, has been grading. Every three years we re-bid our contracts for roads. We will re-bid roads next year for the 2022 season.

If your road needs work you can post on our facebook page or email the board. We have received road information from several landowner's on facebook for road work this season. Thank you for your input.

Spring City Rancheros

Every road will be graded. We will be doing the roads leading up to gates 2 & 3. There have been reports that people are creating roads outside of gate 7 to enter the association. We are going to have Rick look to see what can be done. There will be work done on Meadow Road, Nob Hill, Deer Run, Sugar Pine Drive, Poco 2, roads in Spring City Rancheros. A landowner asked about the yellow tape on Sugar Pine. The road is sloughing off where the tapped area is located. There is a drop off there and we may need to cut into the mountain on the other side.

Mike Edwards stated there is road encroachment on Deer Run and the property by Cal Nelsen.

Whispering Pines 2 & Sky Hi

We do need culverts put in when landowner's cut roads into their property to prevent road damage from drainage.

Every road will be graded. On Archery Way higher up has a sinkhole by the spring. Steve Cherrington put a tube in it. We will have Rick go back up and fix it. We will be working on Skyline Way, Maple Circle, Twin Creek. On Skyline Way we will widen the turn where the road is sloughing off. On Twin Creek there are some areas where the road is sloughing off. A member asked if more road base could be put on Cedar Crest Drive since it hasn't been done in a couple of years.

Every year the culverts get clogged. If you see it please help us out. We do pay the contractor a lot of our money to go to equipment.

Cleanup Day - Jason Love, Jeremy Hansen

Our annual spring clean up day is June 12th. Along your lot it helps if you focus on your

property lines. Stack branches, cut overhanging trees back and spray thistle. Every year we see a lot of thistle on the landowner's property, please help. Round Up will not kill thistle, use a broad weed killer.

They will be starting to chip the branches approximately July 15th. A landowner asked if anyone knows someone who does clearing. We can do a facebook notification to see if anyone can clear property. We are aware of some landowner's who do different kinds of work for landowner's. It would be a great idea to create a list and post it.

If you see trash along the roads please stop and pick it up. We need everybody's help to keep our association clean.

Safety & Security - Scott McDonald, Jeremy Leavitt

- 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
- 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
- Gates
 - Gates and roads should not be changed or modified without Board approval.
 - Gates should be left closed and locked. If you find them open, please close them.
 - Gate 7 is being left open frequently.

Scott McDonald reviewed the safety & security general policy reminders. All your remotes work. If you need additional remotes or keys contact the secretary.

We put a heavy duty lock on the dumpster this year. Last year the lock was cut several times. Gate 4 has a double lock because we share the gate with the Pine Crest Association. We are getting a quote for the small gate on gate 1 to fix it.

You are responsible for your keys - we keep track in our accounting system what key numbers have been sold to each lot. If you sell your property the new owners should be given the keys assigned to your lot.

Please do not change gates, dig up posts or alter in any way.

Discussed changing gate 7 to an electric gate. Asked for feedback from landowners whether we should change the gate to electric. No one on-line or in the meeting was opposed to an electric gate. The board will discuss the costs and tentatively we will make this change.

A landowner asked the question about all the lockboxes on the gates. Lockboxes should not be put on gates without permission from the board. Scott will look into security for these boxes. Lockboxes are for emergency services - local authorities.

We have many realtor lockboxes. We haven't figured out how to handle these boxes. The board has discussed a name requirement on each lockbox.

Jeremy Leavitt -we are trying to keep our dues low. Our speed limit is 15 and those driving faster are tearing up the roads. There are a lot of gates being left open. Please lock gates if you see them unlocked.

There are no fireworks or gunfire in the association. Be mindful of guests, speed limits, fireworks, etc. Please be sure your guests are aware of the policies in the association. Last year we had a guest of a landowner do fireworks. Please keep campfires down to a minimum and don't use paper. . This could be catastrophic to our association.

If the dumpster is full please take your trash with you. Several landowner's said they have never been able to use the dumpster. A landowner recommended adding a third dumpster. Adding a third dumpster would cost approximately \$1500 for the season. A landowner thought it would be worth the \$200 per month for the season. We need to make sure we are not putting construction materials etc. into the dumpster. We have talked about moving the dumpster. One of the landowners asked if we could bring in the dumpster 1 month earlier.

Landowners are concerned about the parking lot. Are we keeping track of how long things are being left? If you are aware of abuse, reach out to the board.

Member Communication - Jake Huggard

Jake Huggard reviewed our website & electric communication and our FaceBook group. If you are looking for something and can't find it let the board know or Jake Huggard.

We will post the annual meeting presentation slides on the Pine Mountain website.

Board Member Election - Jarid Love

- 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.
- Jason Love accepted the invitation to serve on the board one more year.

- 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.
- Jeremy Hansen replaced Mark Peterson.

We have three positions to fill this year. A landowner asked if the existing board members were interested in staying. All of the three said they would be. Terri Eagan nominated Becky Holbrook. Jason said he would retract his staying on the board. Dan Hatch nominated Jarid Love and Robbie second the motion. Since there were 3 candidates for 3 positions a vote was not needed.

Member Comments - Open Mic Time

A member asked if the board is aware of people who are interested in clearing the landowner's property. We will get more information online and add vendor lists. When we re-keyed the gates we had vendors contact us. We have the list and will share it online.

Mike Edwards congratulated the board. He said the board is doing a great job taking care of the association.

Thank you