

Annual Meeting

May 29, 2021



Welcome

Agenda

- **Welcome (2021 Summary & Board Introduction)** – Jarid Love
- **DNR Fire Mitigation Presentation** – Matt Christensen/Josh Cornell
- **Annual Dues Report** – Jarid Love
- **Financial Report** - Jarid Love, Randy Parry
- **Road Maintenance Report** – Jason Love, Jeremy Hansen
- **Cleanup Day** – Jason Love, Jeremy Hansen
- **Safety & Security** – Scott McDonald, Jeremy Leavitt
- **Member Communication** – Jake Huggard
- **Board Member Election** – Jarid Love
- **Member Comments** – Open Mic Time

2020-2021 Summary

- COVID - Had to cancel our Annual Meeting for 2020
- The rekeying project was completed
- We added a second dumpster
- Electric gate 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

Introduction of 2020-2021 Board

President	Jarid Love	(801) 361-2290
Vice President	Randy Parry	(801) 884-9210
Roads (Spring City Rancheros)	Jeremy Hansen	(801) 616-1055
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	Terri Eagan	(801) 664-2237

DNR Fire Mitigation

Matt Christensen/Josh Cornell

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 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.

Annual Dues Report

- \$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, Randy Parry

2020 Year End Report

Summary

Beginning Checking Balance		\$19,435.38
Beginning Savings Account Balance		\$33,402.51
Beginning Total Cash		\$52,837.89
Income		\$44,005.87
Dues		\$39,936.41
Key Sales		\$1,106.78
Remote Sales		\$1,550.50
Shipping Fees		\$355.81
Bank Interest		\$4.82
Expenses		\$41,757.11
Budgeted		\$39,459.00
Rekeying		\$0
Summary		
Net Revenue		\$2,248.76
Ending Checking Account Balance		\$21,907.37
Ending Savings Account Balance		\$33,407.33
Total Cash Assets		\$55,314.70

2020 Year End Report

Expenses

Budgeted Expenses	
Roads (2019 number includes 1,350.00 of snow removal)	\$24,897.75
Signage - Security	\$0.00
Weed Control - Thistle	\$0.00
Corporation renewal fees	\$10.00
Legal Services & Fees (Recording Fees, Attorneys, etc...)	\$1,583.50
Liability Insurance	\$1,130.00
Annual Party costs	\$0.00
Office Supplies	\$82.57
Postage	\$531.37
Secretary & Professional Fees	\$5,500.00
Garbage Dumpster	\$1,848.64
Go Daddy Web fees (renews every other year)	\$36.34
QuickBooks Online Accounting	\$900.75
Repair and Maint.	\$0.00
Property Tax / Fed Tax / State Tax	\$151.55
Tax Preparation fees	\$335.00
Remote Controls and Keys	\$2,051.74
Credit Card Processing Fees	\$752.34
Bank Fees	\$0.00
Lien Filing - Sanpete County	\$0.00
Bad Debt	\$1,945.56
	Spending Total
	\$41,757.11

2021 Budget

Projected Income:
\$39,540

Expenses	
Roads (2019 number includes 1,350.00 of snow removal)	\$27,000.00
Signage - Security	\$200.00
Weed Control - Thistle	\$50.00
Corporation renewal fees	\$10.00
Legal Services & Fees (Recording Fees, Attorneys, etc...)	\$90.00
Liability Insurance	\$1,130.00
Annual Party costs	\$275.00
Office Supplies	\$150.00
Postage	\$200.00
Secretary & Professional Fees	\$6,000.00
Garbage Dumpster	\$1,900.00
Go Daddy Web fees (renews every other year)	\$0.00
QuickBooks Online Accounting	\$900.00
Repair and Maint.	\$300.00
Property Tax / Fed Tax / State Tax	\$150.00
Tax Preparation fees	\$335.00
Remote Controls and Keys	\$200.00
Credit Card Processing Fees	\$500.00
Bank Fees	\$0.00
Lien Filing - Sanpete County	\$150.00
	Total
	\$39,540.00

Road Updates and 2021 Plans

Jason Love, Jeremy Hansen

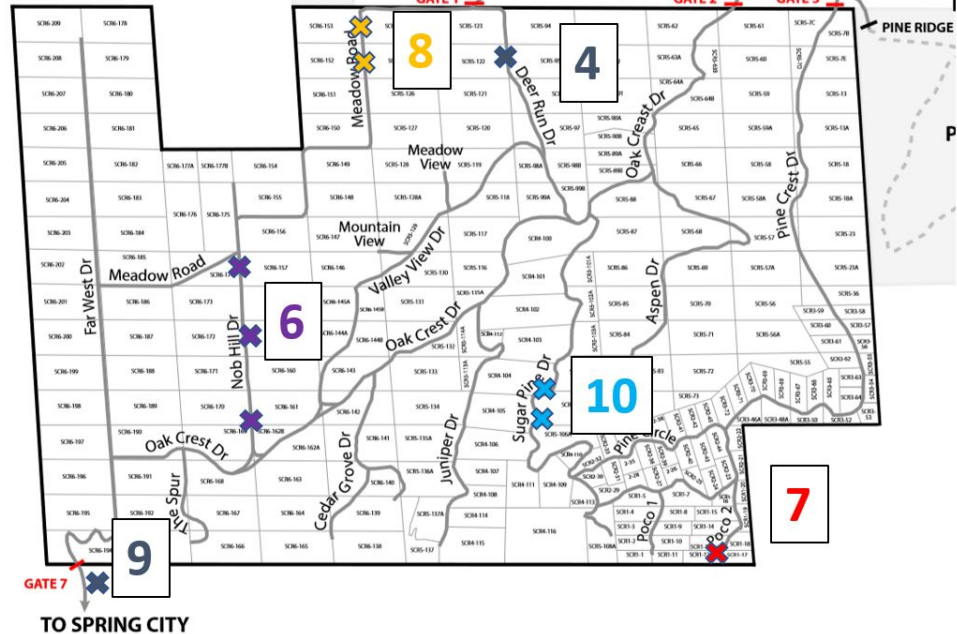
Roads Update & Culverts

- 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.

Spring City Rancheros

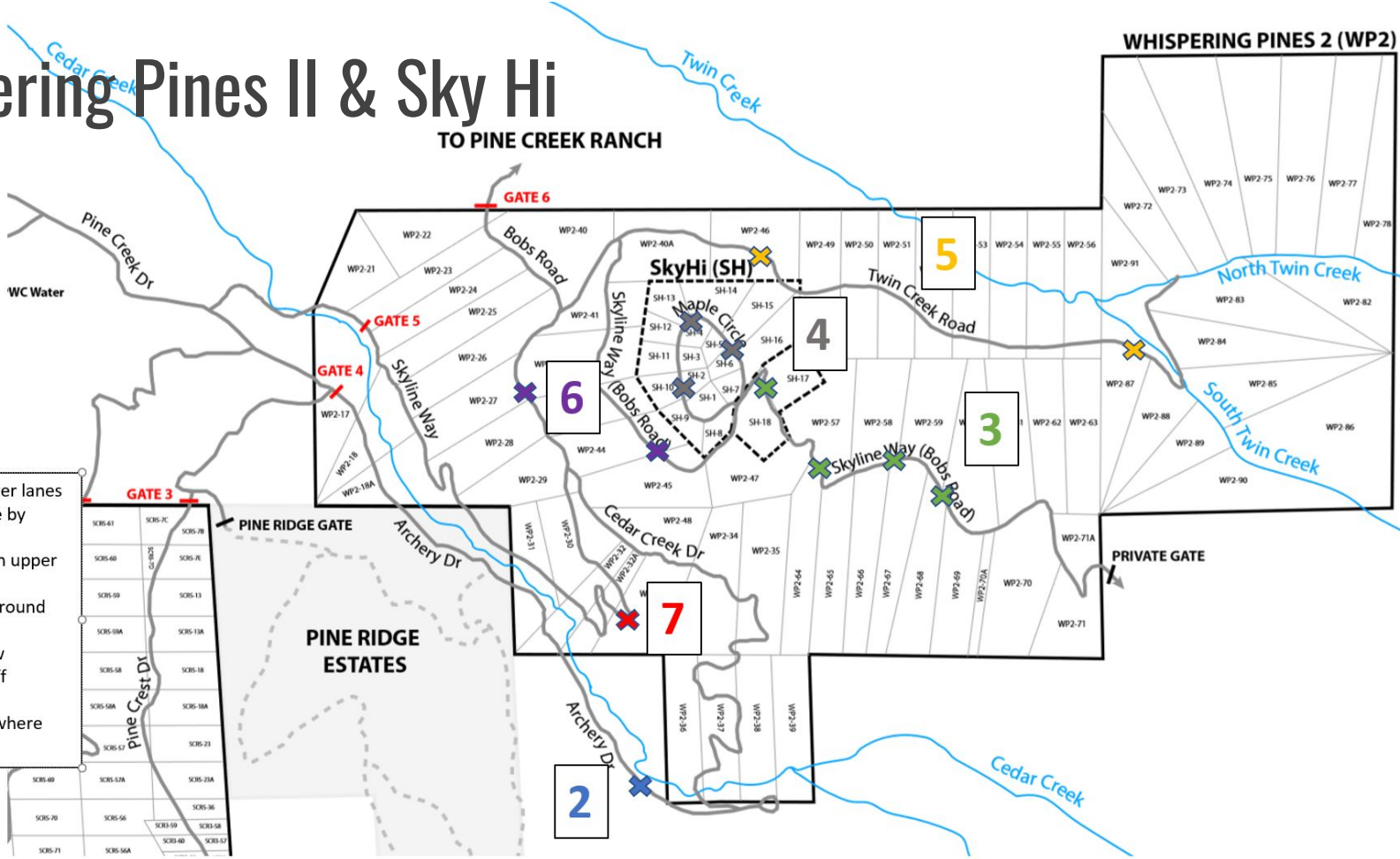
1. Grade all roads and pull-over lanes
2. Meadow Road– Dig out irrigation ditch that has filled with road-base
3. Meadow Road – Bring road-base to the center and fill in ruts
4. Gully Road - Fix damage and trench at bottom
5. Extra grading on the Gate 2 & 3 approaches
6. Nob Hill Dr. – Widen, grade and road-base
7. Poco 2 – Turn around and road-base
8. Meadow Road – Fix sunken trenches from utility work
9. Block back road into the association
10. Sugar Pine Drive – Road-base and repair rough road sections

SPRING CITY RANCHEROS (SCR)



Whispering Pines II & Sky Hi

TO PINE CREEK RANCH



1. Grade all roads and pull-over lanes
2. Archery Way - Fix sink-hole by spring
3. Skyline Way - Road-base on upper section
4. Maple Circle - Road-base around the circle
5. Twin Creek - Widen narrow sections that are sloughing off
6. Create new pull-off (TBD)
7. Skyline Way - Widen turn where road is sloughing off

WHISPERING PINES 2 (WP2)

PINE RIDGE GATE
PINE RIDGE ESTATES

PRIVATE GATE

SCRS-61	SCRS-7C	SCRS-7B
SCRS-60	SCRS-7E	SCRS-7I
SCRS-59	SCRS-11	
SCRS-59A	SCRS-13A	
SCRS-58	SCRS-18	
SCRS-58A	SCRS-18A	
SCRS-57	SCRS-21	
SCRS-49	SCRS-17A	SCRS-23A
SCRS-70	SCRS-56	SCRS-36
SCRS-71	SCRS-59	SCRS-58
	SCRS-60	SCRS-57
SCRS-71	SCRS-66A	

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 12th**

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

- In **August 2019** gates **1, 5, and 7** were rekeyed.
- In **August 2020** gates **2, 3, 4 and 6** were rekeyed.
- Dumpster is also on the new keys.
- 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.

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
- 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.

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

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. Jeremy Hansen replace Mark Peterson.

Election of Board Members (3 positions to fill)

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 years remaining	
2019 Jake Huggard	1 years remaining	
2019 Jeremy Leavitt	1 years remaining	
2020 Jeremy Hansen	2 years remaining	

Items for 2021 Board to Consider?

- Mail ballot or electronic voting
- Raising gate 4 so it doesn't drag on ground
- Electronic gate for gate 7
- Repairs on gate 1
- If you have additional ideas or topics you would like the board to consider, please email them to boardmembers@pinemountainloa.com

Open Microphone for Members

Jarid Love

Open Microphone for Members

Up to 20 minutes.

Each Member who desires to come forward with comments and or suggestions may do so. Please respect the time given to each member for their comments, please don't interrupt or ask questions until they are done. Individual comments will be limited to 2 minutes.

For any additional suggestions, comments, or information please contact the board at: boardmembers@pinemountainloa.com



Thank You

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