



PMLOA Board Meeting Agenda

Location:	Virtual
Date:	June 24, 2021
Time:	6:00 pm
In attendance:	Jake Huggard, Randy Parry, Jeremy Leavitt, Jarid Love, Becky Holbrook, Scott McDonald, Terri Eagan

Update on Action Items

1. Jarid will contact Dave Taylor the President of Pine Ridge Association to discuss the parking lot and coordinating the gates.

New Items:

1. Road work update - Rick is done with the roads in Spring City Rancheros with the exception of some road base. Nobb Hill has been done. He has widened some roads in the Ski-Hi and Twin Creek where needed. Gate 1 and 4 have been welded. Rick reported we are under budget as of right now. He will be out of town for the next week and half. He will be back on July 7th and start working on the roads again. He put rocks in the area where people were getting into the association by gate 7.

Since we are under our road budget Jarid recommended we add more road base to some of the roads. We will add more road base to Cedar Creek where needed. Terri asked that the road between lot SCR6 lot 155 and SCR6 lot 175 be graded. Also, Mountain View Road off of Valley View needs to be graded and road base be added. These roads were cut in and graded several years back. These were not on the road map given to Rick. We will update the road map and Jeremy Harris will give it to Rick. Rick should be done with the roads by July 15th.

2. Gate 1 status (small gate) - Rick has worked on the small gate but there is an issue if the pin is not put in the right place. It holds the small gate open so the big gate doesn't close or people just leave it open. We need to add an arm to the small gate. The big gate was hitting the cement, he also fixed that. The board discussed making the small gate an electric gate.



We will fix it so both the small gate and the large gate trigger and open together. The bid to do this is \$1830.00. The board feels this is a good solution so the landowner's pulling in trailers have the gates automatically open. This will make it so the small gate is no longer left open. The vote was unanimous to have the small gate made an electronic gate.

3. Electronic gate for gate 7 - the board discussed putting an electric opener on gate 7. Russ Gardner is concerned about an electronic gate being a security issue with not very many people near gate 7. Jarid asked if the board members had any issues with gate 7 being a fire escape and being electronic. In the event of a fire the gates are opened. The gate would be the same watt as gate 1 with a lock sensor. It would be more secure than gate 5. The bid for gate 7 is \$4210.00. Becky will check to see if gate 7 has an emergency lock box. Becky motioned to change the gate to electronic and Randy second. The vote was unanimous to install an electric gate.
4. Gate at end of Poco 1- some of our association members are concerned about the gate at the end of Poco 1. This is a 4-wheel, side by side trail that goes up into Spring City Canyon. It is a very rough road. There has been a small gate over the trail at one point. Becky will go up to the trail and look at the gate. She will take pictures and send them to the board. We will get a heavy duty lock and chain if needed. Randy recommended going forward we purchase heavy duty locks anytime we need new locks.
5. Fire mitigation & emergency plan - Becky suggested we create a plan. Jarid will create a document in google docs.
 - a. Alert peer associations
 - b. Facebook notification
 - c. Association email
 - d. Discuss with nearby associations on joint siren system
 - e. Two-stage communication
 - i. Pre-evacuation notice
 - ii. Evacuation alert

We have no fireworks and no campfire signs on all the gates. Shane Johnson made them for the association. Our association is under the state fire mandate.

6. Cleanup & chipping (chipping map for DNR)

Chipping will take place July 5th - 7th. We have not heard any information back from the DNR. Jarid will follow up with them. We have had several landowner's send in their lot number to let us know where there are piles of trees and branches next to the road ready for chipping. Jake will send out an electronic communication reminding landowner's of the



chipping dates and include the fire restrictions in the association. Jarid will create a map and send it to the DNR.

7. Parking lot issues - we had a landowner communicate with the board they think the board should not allow snowmobiles, trailer's etc. to park in the association parking lot for an extended period of time. This issue was also brought up in the annual meeting. The parking lot is not a permanent location for things. As of now, there are some cement wall blocks sitting in the parking lot. The board discussed several options. They will create some basic ground rules for the parking lot. One idea is to have the parking lot vacant twice a year, spring and fall. We could spray the weeds in the spring and do maintenance on the parking lot.
 - a. Email about moving items

8. Association laptop - the association laptop is very old and needs an update. Jarid will work with Terri to get a new one for the association. Suggested we add a line item in accounting and budget to upgrade the laptop every three years.

9. Annual meeting update - landowner's appreciated being able to join the meeting remotely. The arena no longer provides microphones and we were not made aware until the day of the meeting. Scott will research the association purchasing an inexpensive audio system. This will help those attending remotely to hear better.

10. Dues - we have a few landowner's who have not paid their dues. Late notices have been sent out. We will continue to follow our collection policy and reach out to those few landowner's.

Action Items:

1. Jarid will update the road map and give it to Jeremy Harris.
2. Jeremy will give the updated road map to Rick.
3. Becky will follow up to see if gate 7 has an emergency lock box on it.
4. Becky was assigned to go to the end of Poco 1 and look at the gate on the trail. She will take pictures and send to the board
5. Jarid will follow up with the DNR.
6. Jake will send out electronic communication to landowner's.



- a. Chipping dates and fire restrictions in the association.
 - b. Email about moving items from the parking lot.
7. Jarid will work with Terri to purchase an association laptop.
 8. Scott will research an inexpensive audio system.
 9. Scott will follow up on the key invoice.
 10. Becky will call Carl at Whispering Pines to see what they do with their parking lot.

Next Board Meeting:

July 29, 2021