



PMLOA Board Meeting Notes

Location:	Virtual
Date:	July 29, 2021
Time:	6:00 pm
In attendance:	Jarid Love, Scott McDonald, Jeremy Leavitt, Jake Huggard, Jeremy Hansen, Becky Holbrook, Terri Eagan

Update on Action Items

Jarid contacted Dave Taylor, the President of Pine Ridge Association to discuss the parking lot and coordinating the gates.

Pine Ridge Association will communicate to their landowner's they should not park in the PMLOA parking lot. The double lock on gate 4 was intentional for shared access, but we've some problems with Pine Ridge members short chaining the gate. Pine Ridge proposed an electric gate on the gate we share. They are willing to share the costs to install the gate. Their association would have their own frequency and our association would have a different frequency. A short term fix is that Pine Ridge will provide us with a key to their lock. Becky recommended we put a realtor box on gate 4.

We are looking at the costs and moving forward on an electric gate for gate 7. Gate 1 is very old and we are going to be working on it. Since Pine Ridge is willing to split the cost of an electric gate on gate 4, we are going to look at the cost for gate 4 too.

Becky verified there is an emergency lock box on gate 7.

We will put a gate with a lock at the end of Poco 1. This is a trail that goes up into Spring City Canyon.

Jarid followed up with the DNR.

The DNR spent three days in the association chipping the wood piles. They did the piles they could for the amount of time planned for chipping in our association. Jarid has been in contact with them and they are going to try and come back and do more chipping.



Scott researched an inexpensive audio system.

There are many different systems and it depends on the needs of the association and what we want to spend. Scott will send the information to the board.

Scott researched fire alarm alerts; there is a Vixen system that would cost approximately \$200.00. There is a fire alarm alert in Mt. Pleasant and Spring City. The system can be heard in some areas of our association but not all.

Scott will follow up on the key invoice. Jarid will pay the key invoice this week.

Becky called Carl at Whispering Pines to see what they do with their parking lot.

Whispering Pines does not have a policy for their parking lot. They communicate that their parking lot is not for long term parking. They monitor it and most of the landowner's are respectful of not parking long term in their parking lot. There are still two snowmobile trailers with snowmobiles on them in our parking lot. Also, the cement blocks are still there.

Jake will send out a communication for the parking lot. We need to look at the signs and may need to reword them. The signs are old and falling down.

Jarid will work with Terri to purchase an association laptop. Jarid will get with Terri this next week.

New Items:

1. Road Maintenance Review - we received the invoice for road maintenance from Rick. Jeremy Leavitt spoke to Rick about the association's yearly maintenance. Rick feels it's a waste of time and not cost effective to put a road base here and there throughout the association. It costs more money to put the base down and then bring in the grader. He recommends the board look at the roads next spring and work on areas most in need of maintenance instead of dumping base here and there. We do have several roads that are most used. We may need to maintain these roads every year. We will grade all association roads every year. The board will discuss it next spring.

Rick's contract is up this year. We will rebid the road maintenance contractor next year. Terri will review the notes from two years ago and see when we worked on getting bids for roads.

2. Gate 4 - Double lock - Scott - with the issues we are having with the gate locks this year; we will start an annual gate locks process. The board decided we will spray the locks in the spring annually. Becky will go around and spray all the locks this week.



3. Gates - electric gates, gate repairs and locks

Is there intentional damage to the gates and locks in the association? There was a pole intentionally knocked down. Gate 1 is constantly open on a regular basis. Becky has reset gate 1 4 times in the past two days. Becky suggested heavy gates are a problem especially in the winter months. We could look at lighter gates, powder river gates are much lighter. Gate 3 is heavy and on a hill and is being left open. The chain to lock the gate is shorter. Scott will order a 4 ft. chain for gate 3. Becky feels this is why a lot of members leave this gate open. She stopped some 4-wheelers and asked them how they got into the association. They told her gate 3 was open. She let them know this is a private association and they needed to leave.

Scott will get a quote for an electric gate for gate 4. He will share the price quote with the Pine Ridge Association.

4. Landowner's selling property not through a Title Company Guidelines - website

- Keys being transferred
- Bill of sale
- Balance of dues
- Collecting \$150.00 transfer fee paid by seller or buyer
- Contact the Association
- Welcome to the Association

Jarid will add this information to the website to help members selling their property. Jake will include this information in the communication email he is sending out.

5. Lost keys - we are beginning to have issues with several keys getting out there to people outside the association. Some landowner's have 10 keys per lot. The board discussed a lost key policy for replacing keys. After discussion on what the policy should be, a motion was made. Jeremy Leavitt made the motion and Scott McDonald seconded the motion. All in favor of the motion. The lost key policy will be:

- One replacement per year.
- First year \$100.00 for lost key
- Second year \$250.00
- Third year or additional years \$500.00

The question was asked what should the board do about remotes. After a discussion on limiting remotes, Scott McDonald made a motion and Jeremy Leavitt seconded. The vote was



unanimous. The policy for remotes will be 10 remotes per lot. Starting now we will start limiting remotes; and beginning tracking remotes in our system.

6. Fire processes and procedures - we need to be able to get out of the gates. Becky reported there is a group of members who live in the association that watch for fires. If there is a fire they start opening gates. Is there a way to open remote gates when there is a fire? Scott will find out from Brad. By August 14th we should have electric gates installed on gates 1, 5 and 7.
7. Review dues collection report & member needs - Terri reviewed the report with the board. In August we will begin the collection process.

Action Items:

1. Jake will send out an email for the parking lot and information to help members when selling their property. Jarid will add this information to the website.
2. Terri will review the notes from last year to see when we worked on getting bids for roads.
3. Becky will spray all the locks this week.
4. Scott getting a quote for an electric gate on gate 4. He will share the price quote with the Pine Ridge Association.
5. Scott is researching if there is a way to open electronic gates when there is a fire.

Next Board Meeting:

August 26, 2021