



PMLOA Board Meeting

Location:	Virtual
Date:	August 26, 2021
Time:	6:00 pm
In attendance:	Jarid Love, Becky Holbrook, Scott McDonald, Randy Parry, Jake Huggard, Terri Eagan
Absent	Jeremy Hansen, Jeremy Leavitt

Update on Action Items

1. Terri will review the notes from when we worked on getting bids for roads. Road bids began in January 2019. A final decision and vote was made in February 2019.
2. Becky will finish spraying the locks next week.
3. Scott is researching if there is a way to open electronic gates when there is a fire.

New Items:

1. Review invoices for road maintenance, gate repairs, and electronic gates.
 - a. Reviewed the road maintenance, gate repairs and electronic gates invoices. Brad lifted gate 1 to clear the concrete and adjusted the small gate. There was some confusion regarding a trench on Meadow Road that was blocking the drainage ditch. The contractor is going to do some additional work without charging the association.
 - b. Scott will review the road invoice and the gate invoices to verify the charges we received match the bids we were given.
2. Review the 2021 budget - the budget is looking good this year. We will have a few more expenses come in until the end of the season such as; garbage, property taxes etc.
3. Gate 4 future plans - review gate bid.
 - a. Brad is going to raise the gate up. The gate bid for gate 4 is \$5300.00. If we split the cost with Pine Ridge Association our association would pay approximately \$2650.00. Each association would have a different code to open the gate. Becky will get a lock



box for this gate. Jarid spoke with the Pine Ridge Association President. They are aware of who is leaving the gate open. The member has been talked to. He has stated he will do better. We are doing a forward procession in the association. We will continue to make improvements on our gate system on a yearly basis.

- b. The Pine Ridge Association paid \$13,000 for their gate system. Their system works from an Iphone, they do not have remotes or keys. There are several different options and systems to research. Brad mentioned he does have a couple of suppliers for different systems.

4. Winter plan for gate 7 - the response has been very positive from members with the automatic gate. The invoice included a sensor inside the gate. We will have the contractor adjust gate 7 so the gate closes sooner. We want it to be set like gates 1 and 5. We flipped the way the gate opened. Scott asked what it would cost if we flipped gate 3? We will look into the cost to have the gate flipped and doing an automatic gate for gate 3 in next year's budget.

Jarid has a concern about the electric gates in the winter months. We have a couple of members who are helping with gate 1 and 5. He did receive a call regarding the security of gate 7 during the winter. The board decided to disarm the electric opener for gate 7 and use the manual key lock for the winter. The board will be thinking about a process to disalarm the new electric gates and will discuss at next meeting.

5. Additional road and gate updates
 - a. Gate 3 - electronic opener & flipping direction. The auxiliary gate swings on its own. Members leave this gate open because it is heavy and swings uphill. Getting an automatic opener and switching so the gate opens uphill were suggested. Gate 3 will be next on the list to review options and cost.

We are doing a forward procession in the association. We will continue to make improvements on our gate system on a yearly basis. The Pine Ridge Association paid \$13,000 for their gate system. Their system works from an Iphone, they do not have remotes or keys. There are several different options and systems to research. Brad mentioned he does have a couple of suppliers for different systems.

6. Dumpster/parking lot status
 - a. Jarid - The blocks will be moved within the next few weeks. The members' road washed out and they have it fixed now. Gary Swain has committed to moving his truck and snowmobile trailer by the end of August. We have communicated several times that the parking lot is not a long-term lot.



Jard will create a notice for the parking lot to send to Becky. She will post the notices on the snowmobiles, trailers and truck still in the lot. The notice will state that if not moved within 30 days the trailer will be towed.

7. Additional member feedback (Facebook) - all areas of concern are currently being addressed.
8. Items that need to be documented on the website. Jarid will add these policies to the website.
 - a. Lost key policy
 - b. Building approval process
9. Tiny Houses - we will discuss more with Sanpete County. Terri mentioned tiny houses are no different than RV trailers. If members cover their RV,s with the proper snow load requirements they can leave their trailers all year on the mountain. Terri asked about tiny homes that are already in the association. They will be grandfathered in if any changes take place. Several years back the members were not happy because the board members were trying to put restrictions on members. As an association we don't want to tell members what to do on their property. Also, the Association doesn't want to endorse things against the county. When asked, Randy recommends we direct members to the county. If we are going to police things in the association, we would need to police everything.

OPEN:

Becky said Deer Run is in bad shape because of the flooding and rain. She doesn't feel property owners on the bottom of hills should bear the full cost to clean out culverts from debris from others lots above that haven't been kept cleaned out. Her culvert is full of debris. If we don't clean out the culverts the road will continue to be damaged. She doesn't feel property owners should pay the cost to clean out the culverts from the flooding. This road is a main road into the association. Becky was asked to see if Russ Gardner would be willing to help with this and what he would charge. We'll investigate this further.

Action Items:

1. Scott will review the road and gates invoices to ensure the charges we received matched the bids we received.
2. Becky will get a lock box for gate 4.
3. The board will be thinking of a process to disalarm the new electric gates.
4. Gate 3 will be next on the list to review options and costs.



5. Jarid will send parking lot notices to Becky.
6. Becky will post the notices on the snowmobiles and Gary's trailer and truck if still in the lot.
7. The board will create a policy for the parking lot for the different seasons.
8. Jarid will add the lost key and building approval process to the website.

Next Board Meeting:

September 23, 2021