



PMLOA Board Meeting

Location:	Virtual
Date:	September 30, 2021
Time:	6:00 pm
In attendance:	Jarid Love, Becky Holbrook, Scott McDonald, Jeremy Leavitt, Jeremy Hansen, Terri Eagan
Absent	Randy Parry, Jake Huggard

Update on Action Items

1. Scott will review the road and gate invoices to ensure the charges we received matched the bids we received. The road invoices matched the bids. He has not had a chance to review the gate bids.

Next year the board will communicate upfront to the road contractor invoices will need to be billed throughout the summer. The board will request detailed information with each invoice submitted. Getting invoices throughout the summer will help us keep track of our budget.

Scott is researching if there is a way to open electronic gates when there is a fire. There is a way to open the gates in case of fire. The cost would be approximately \$250.00. We will look at adding to gate 1 & 5.

2. Becky will get a lock box for gate 4. She has the lockbox but doesn't have a key. Jarid will look into getting a key.
3. Jarid will add the lost key and building approval process to the website. The processes have been added to the website.

New Items:



1. Review CC&Rs & By-laws - the board reviewed a portion of the CC&Rs. A few items that stuck out were the CC&Rs specify lot numbers. Under Membership in Property, a member is someone who owns land in the association. If they don't own land in the association they are no longer a member.

Everytime we have a board meeting we will review the CC&Rs. We will start on page 2 at the next meeting. After going through the CC&RS, we will review the By-laws.

2. Road & Gate updates

- a) Gate 1 status -bid for fixing the gate. Scott will reach out to Brad. He tested the batteries last Saturday and they were good. Becky tested them on a cloudy day and they were low. If the batteries are bad below 50%, we need to return them and get new batteries. If we replace batteries is there something else going on. We will need to see if something is pulling on the charge. We have talked about putting remotes on the gate so both gates open at the same time. We can replace the batteries and solar panels. If it's the converter it will cost more money to fix. We asked Brad last month to give a price to fix gate 1.

We may want to get a new gate company. Jarid will send Scott the gate company information that Pine Ridge is using. Scott will get a price quote from the other company and reach out to Brad. If under \$1000 to get someone to fix the gate, Scott can proceed. Either with the new gate company or Brad. Short term Jarid can pick up two new batteries but they may go bad in two weeks. Do we know what size the solar panel is? We are thinking the solar panel has been there approximately 13 years. We are not sure how old the solar panel is and other equipment on the gate. Becky will reach out to Morgan to see if he can give us information regarding the equipment on gate 1. Terri will create a log to track when we purchase gate equipment. Gate 5 was in 2018 and gate 7 2021. Becky stated gate 1 is by far the most used gate in the association. She said we have two problems with the gate. One is members damage the gate and the other is the equipment is old. Scott recommended we put a lift on gate 1 like gate 5. It is more expensive than the gates we purchase. Scott suggested we remove the one from gate 5 or get another one like it to put on gate 1. Do we want to keep putting bandaids on gate 1?

The board discussed getting power to gate 1. Jeremy Hansen asked why we are not using power that is right next to the gate. He will verify there is a power pole by the gate. A transformer would cost approximately \$4000 to \$5000 to put permanent power



there. He said he could send an electrician down for cost and he will reach out to Rocky Mountain Power for information. We would have a power bill every month.

- b) Process to disalarm electric gates - winter plan for gate 7. We will need to take the pin out and put the lock back on.
 - c) Next steps for gate 3 and 4. We have the quotes for these gates. We will look at the gates in the spring when the snow melts around April.
3. Gutter and culvert clean-out - Becky has driven the Spring City Ranchero side and we have a lot of clogged culverts and ditch issues. If the culverts go under association roads the association is responsible. If culverts go across members' driveways they pay for cleaning and clearing the culverts. Having an excavator would cost a lot of money. We used to have this included in the road budget. We will add this to the next year road budget. Scott said we have culverts plugged on Maple Circle as well. We will ask Jake to send an email out to members reminding them we need their help in clearing the culverts so we don't have more damage done to the roads. This should be part of the process, we need to be more proactive. Jeremy Leavitt and Jeremy Hansen will contact landowner's. Becky and Scott will help. Jarid will send a link to Jeremy Leavitt and Becky with a map which lists member names. Becky will drive Spring City Rancheros with the map. Jeremy Leavitt will drive the Whispering Pines side.
 4. Dumpster (winter removal) - Terri will contact NS Disposal and have the dumpsters removed at the end of October. We do have members who leave the dumpsters open and we are still seeing construction materials.
 5. Review new website pages for key policies and building approvals. Reviewed the new policies. The board will give feedback if needed.
 6. Parking lot seasonal policy - Becky has put the notes on the vehicles. Jeremy recommended we create a reference for the parking lot. We want to be flexible with people. We have sent out emails, posted on facebook that snowmobiles need to be removed after the snow melts.
 7. Purchasing more remotes (12 left). With the association having more electronic gates we are getting requests for remotes to purchase. Terri will order 50 more.



8. Budget Report - we are \$1900 over what we received. We could pull \$5000 out of savings for culverts and Gate 1. We have a few liens, new remotes and the balance for garbage to pay for this year.

OPEN:

Action Items:

1. Scott will review gate bids to invoices to ensure they are the same.
2. Jarid will get a key for the lockbox on gate 4.
3. Jarid will send Scott the gate company information Pine Ridge is using.
4. Scott will get a price quote from the other company and reach out to Brad.
5. Becky will reach out to Morgan to see if he can give us information on the equipment on gate 1.
6. Terri will create a log to track equipment purchased for gates.
7. Jeremy Hansen will reach out to Rocky Mountain Power for information.
8. Jarid will send a link to Jeremy Leavitt and Becky of a map that has members names on the lot.
9. Becky and Jeremy L will drive the areas with the map to see which areas need culverts cleaned out.
10. Scott, Becky, Jeremy Leavitt and Jeremy Hansen will contact landowner's about their culverts.
11. Terri will order more remotes.
12. Jake will send an email out to members reminding them we need their help in clearing their culverts so we don't have more road damage.

Next Board Meeting:

October 28, 21