



PMLOA Board Meeting

Location:	Virtual
Date:	November 1, 2021
Time:	6:00 pm
In attendance:	Jarid, Chad, Jake, Scott, Jeremy Hansen, Becky Holbrook, Terri Eagan
Absent:	Jeremy Leavitt

Update on Action Items:

1. Scott will review gate bids to invoices to ensure they are the same. Jarid has the bids and will take a look at them. He will get back to Scott.
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. The company is not a service company. They are a manufacturing company. Scott contacted Brad for pricing on a converter, and solar panel for gate 1. He has not heard back from Brad.
4. Jarid spoke to Jason and we purchased a gate in 2018 for gate 1. We can replace the controller and solar panel for approximately \$600 to \$800. We could continue to look into Rocky Mountain instead of paying for the controller and solar panel. Pine Ridge was able to get power to their gate for \$3000.
5. Terri will create a log to track equipment purchased for gates. This is done.
6. Jeremy Hansen has reached out to Rocky Mountain Power for information. Jeremy said Rocky Mountain Power needs to meet on site. Becky is going to meet them on site, Jeremy will coordinate with Becky. When Rocky Mountain comes out to look at gate 1, we need to have them look at gate 4. Jeremy will contact them and schedule with Becky and find out if we can have a meter right next to the pole.

Discussed transferring the pole right across from the gate on the association side. Pine Ridge Association did their own trenching. We will do the trenching. We will need a post and electrician to wire to the meter. Jeremy's company could do the work. We may want to find someone in Mount Pleasant. The cost for everything should be less than \$5000.

7. Jarid will send a link to Jeremy Leavitt and Becky showing a map that has members' names on the lot.
8. Becky and Jeremy L will drive the areas with the map to see which areas need culverts cleaned out.



9. Scott, Becky, Jeremy Leavitt and Jeremy Hansen will contact landowners about their culverts. Becky is working on this. Most culverts won't get cleaned out before winter.
10. 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.

New Items:

1. Review section of CC&Rs and Bylaws - As a board we want to be aware of what's in the association documents. We use the 2006 CC&R's and the 2011 amendment. We use the 2010 By-laws.

General restrictions on all property. Becky recommended we have the title companies have a new owner sign that they have received a copy of the documents. Terri will modify the document she receives from the title companies to include the CC&R's and By-laws signature.

There are easements for the association roads. It is important that we have brush, trees and branches cleared back for fire and police departments. We want to try to find a peaceful solution with the members. Next spring we need to look at what needs to be cleaned up. We will have a formal clean up with a trailer. Several of the turns have blind spots.

2. Google drive review- Chad needs access to Google drive. - All board members have access to the association google drive. Jarid reviewed the documents in the drive and asked board members to become familiar with what documents are on the drive.

3. Gate 1 status & plan - we have put new batteries on the gate. After a few weeks the batteries are low. Becky has another set of batteries charging. It will be months before we get everything set up with Rocky Mountain Power. We will swap out the controller next. Jarid has a charge controller he can install next week. Chad's solar panel person is coming down to his property. He will ask him about the solar panel for gate 1.

4. Gate 4 plans - Pine Ridge gate opens upward. Pine Ridge is willing to cover 50% to change the gate to an electric gate. We have a member in the association who is willing to contribute to the cost. We have put some money into gate 4. Upgrading this gate to an electric gate would cut down on keys and remotes. Scott will reach out to the company out of Logan. Would like the bid to have a breakdown of costs. We would like to line up this update next.

Pine Ridge is willing to help contribute to the costs for road maintenance from the asphalt to gate 4 & gate 3.

Long term we need to think about switching out remotes to a cell based system. It is an App system. Each owner would have a log in. Pine Ridge is using this system. It is much more secure. This is something we need to seriously look at.

5. Road report & 2022 maintenance - Jeremy Leavitt is working on this. He has reached out to Doug Shelley and Rick Goble. He has found there are different ways to approach the roads. Doug's philosophy



is to pull the gravel from outside and crown the top of the roads. Chad had someone contact him who is interested in bidding the roads. He will send the information to Jeremy.

6. Fire mitigation plan and upcoming grant - Pine Ridge Association works with Matt Christensen who is with the forest service. He has secured a \$300,000 grant available for our area. Matt would like to put a committee together to see how we should use this grant money. The committee will consist of members from Pine Ridge, Pine Creek, Pine Mountain and Whispering Pines Associations. They will be virtual meetings. Forest service is looking at the roads, brush cutting, etc. to improve the roads. This will be a great time to discuss a fire alert system for the associations. We need a board member from both sides of our association to join the group. Chad and Scott will attend.

7. P O Box change - Terri would like to change the association P O Box to West Jordan. Yes, open in West Jordan. Terri has confirmed the Orem Post Office will forward our mail to the West Jordan P O Box.

8. Recorder Office - Chad is down at his property often, he has volunteered to go to Sanpete County Recorder Office to do some research for the association. Also, he will research the easement on Meadow Road.

9. Board election - Since Randy is no longer a member of the association, we will need to replace him. He was the Vice President. We will make nominations for this position and make adjustments to the other areas of responsibility. Jeremy Hansen nominated Becky. The vote was a unanimous vote for Becky. Chad will be responsible for safety and security, gate maintenance and keeping the gates closed in Spring City Rancheros.

10. Budget review - we will discuss the budget at the next meeting.

Action Items:

1. Jarid will get a key for the lockbox on gate 4.
2. Jeremy will coordinate with Becky to set up a meeting on site with Rocky Mountain Power to look at gate 1 and gate 4.
3. Becky and Jeremy Leavitt continue to drive the roads to see where culverts are needed to be cleaned out.
4. Terri will modify the form for title companies to add CC&R's and a By-law signature for new owner's to sign.
5. Board members become familiar with documents and files on the google docs drive.
6. Chad will ask his solar panel company about the solar panel on gate 1.
7. Scott will reach out to a company in Logan for a bid for gate 4. Ensure the bid has a breakdown of costs.
8. Chad will send Jeremy Leavitt contact information he received for a person wanting to bid the roads.
9. Chad research at Sanpete County offices.

Next Board Meeting: November 18, 2021