



## PMLOA Board Meeting

Location:	Virtual
Date:	November 18, 2021
Time:	6:00 pm
In attendance:	Jarid, Scott, Jake, Chad, Jeremy L, Becky, and Terri
Absent:	Jeremy H

### **Update on Action Items:**

1. Jarid will get a key for the lockbox on gate 4. Jarid will get the key to Chad.
2. Becky and Jeremy Leavitt continue to drive the roads to see where culverts are needed to be cleaned out.
3. Terri will follow up with the title company for input, create a form to send to title companies to have new owners sign they have received a copy of the CC&R's and By-laws at closing. The form is complete. She will email the board for input.
4. Chad will ask his solar panel company about the solar panel on gate 1. Chad will talk to him tonight.
5. Scott will reach out to a company in Logan for a bid for gate 4. Ensure the bid has a breakdown of costs. They are not doing new bids until spring 2022. The information they sent to him was the same bid as the Pine Ridge bid.

### **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.
  - a. Motorized Vehicles, fire restriction, upkeep, weeds, and property conditions. The board would work with property owners on property conditions. Our responsibility as a board is to send out information to our members on a consistent basis. We will include education on fire safety in our email communications.
2. 2022 Road Maintenance Contract - (Jeremy L) we had three applications for next year's road maintenance. Rick Goble, Doug Shelley, and Randy Millet. After discussing the bids and information provided by the contractors Jarid made a proposal to recommend the association go with Doug for the next 3 year block. Doug is well equipped with equipment. Scott second the motion. The board voted with a unanimous decision . We would like to keep Randy Millet's information for future use.



3. Gate 1 Update - (Jarid, Becky & Jeremy H) Jarid replaced the charge controller last weekend. We have new batteries. We have not heard anything recent regarding the gate. Chad will go through gate 1 tomorrow to see how it is working.
4. Gate 4 electric gate/move - (Jarid & Scott). Scott spoke to Gary Black who is selling the 135 acres along the road going to gates 3 and gate 4. He said there will be one owner. There have been suggestions that instead of putting an electric gate on gate 4, we add the electric gate right before you turn to go to gate 5. We would not have to worry about gates 2, 3, or 4, the double lock and this would be good for budget purposes. We are getting a lot of joy riders through the association if gates 2 & 3 are left open. Pine Ridge is offering to help with road maintenance to gates 3 and 4. There are about 20 landowners in the Pine Ridge Association.
  - a. We would have easement agreements with Pine Ridge Landowners and the new owner of the 135 acres where they would financially help maintain areas of shared road ownership.
  - b. The entire new gate proposal is approximately \$12,000. The estimate doesn't include concrete or power. The gate would be a cellular system and open vertically. The cell system is \$1625.00 of the cost. With Pine Ridge paying ½ and receiving help from a landowner who has reached out to the board, we would be at the same price as installing an electric gate. Every landowner would get one code. The system would take a photo of every person who enters their code. This would reduce the ability of selling the association keys.
  - c. If we decide to invest the money into the new gate system going into the North areas with cellular access, then the following year we would add the cellular component to gates 1 and 7.
  - d. There is discovery that needs to happen with installing a cellular gate. We will put the gate on the agenda for the annual meeting for an association vote.
  - e. Due to recent reports of keys being sold, we need to create a "selling of keys" policy that prohibits the selling of keys and identifies consequences of selling them.
5. Fire prevention stakeholder meeting recap - (Chad & Scott). Matt Christensen led the meeting. Some of the plan is road clean up, and working with the associations. A concern the forest service has is the width of our association roads. There is concern that emergency equipment can't get up to gate 3.
  - a. They want to have an extensive education plan. Clear dead and live trees, clean out brush. This is a 10 year plan to include retention ponds so helicopters don't have to go so far away for water. He wants to lay out a long term plan. Matt wants to get with our association to drive the roads and do some mapping. He thinks there may be county money available for the association. Next step Matt will reach out to the association next spring. Jarid will drive the roads with him. Have material for springtime education.
6. Year End and Budget review - (Jarid will email out to the board)
7. New P O Box next steps - (Terri) The Associations new P O Box is located in Riverton instead of Orem. The Post Office is located at 12760 S Park Ave, Riverton 84065. The P O Box number is 1091.
8. Annual Website Domain Listing - (Terri) auto renew in September every year.
9. Recorder's Office Update - Terri & Chad. Thank you Chad for doing this research.



**Action Items:**

1. Jarid will get the key to gate 4 to Chad.
2. Jarid will email the year end budget report to the board.
3. Chad will let the board know what he finds out from his solar panel company.
4. Jeremy H will get with Becky to meet with the Power Company for Gate 1.
5. Create a selling of keys policy
6. Board will be reviewing what needs to be updated with the new P O box.
7. Once CC&R form is approved, Terri will work with the Title Companies.
8. Jarid will drive the roads with Matt Christensen from the Forest Service next spring.

**Next Board Meeting:** January 27, 2022