



PMLOA Board Meeting

Location:	Virtual
Date:	January 27, 2022
Time:	6:00 pm
In attendance:	Chad Costello, Scott McDonald, Jarid Love, Jake Huggard, Becky Holbrook, Terri Eagan
Absent:	Jeremy Hansen, Jeremy Leavitt

Update on Action Items:

1. Chad will let the board know what he finds out from his solar panel company. Chad is meeting with the solar panel person tomorrow. He will let the board know what he finds out in the March meeting.
2. Jeremy H will get with Becky to meet with the Power Company for gate 1. We will discuss it at the board meeting in March.
3. Board will create a selling of keys policy - Jarid will create a draft of the policy and have it ready at the next board meeting.

New Items:

1. Year-end budget report - Jarid reviewed the year end budget report. We were over on the budget due to the gate expenses and some additional road work that was needed. Doug Shelley received the contract for the roads for 2022.
2. Moving gate 4 - Discussed moving gate 4 closer to where the pavement ends and close to Tom Fassio property. We are looking at two options along the road where the pavement ends. This gate will be a cell phone system. Previously discussed, the Pine Ridge Association has offered to pay ½ on the new gate. A landowner has offered to contribute. This will cut down the maintenance on gates 3, 4 and 5. Chad said he ran into a couple wanting to get into gate 3 during Thanksgiving. They had left their key at home. He asked if they owned property in our association. They said no, they like to drive on the roads, so they purchased a key from a landowner. This could be considered theft and the association is looking into this.
3. Parking lot expansion - Jarid has had several landowner's talk to him about expanding the parking lot. The association owns additional acreage behind the parking lot. A recommendation is to create a three tier parking area. The parking area we have now would be for weekend parking, the next area would be for seasonal parking and the 3rd area would be for annual parking. We would rent spots for the annual parking. The income we receive from the parking lot would be designated to take care of



the parking lot. Jarid will create a proposal for the parking lot. Jeremy Leavitt will talk to Doug and get an estimate for expanding the parking lot.

4. Annual meeting dates & planning - the annual meeting will be held June 4, 2022 at the Contoy Arena in Mount Pleasant. We will have snacks and drinks like we did last year. We will need to purchase a sound system since the arena no longer has one available. This will help those who want to attend the meeting online.
5. 2022 Budget - Jarid will work on the budget and email it out to the board for review.
6. Collections - Terri brought up some issues with our collections. The board will work on getting the issues resolved. The board discussed whether the collection policy may need to be updated and the fees increased.
7. New P O Box - what needs to be updated. Jake will update the footer email. We will make the changes in Quickbooks. Terri will review google docs and update the documents.
8. CC&R form for Title Companies - the board will review and send any updates to Terri by Sunday, January 30th.

Open Items:

1. Chad received communication from the Fire Committee. The discussions we have had are that our roads up high are too narrow. If there is a fire, they will not go up the mountain. They need the roads open so that landowner's can get down. The roads need to be widened. The Forest Department has had controlled burns where they piled the deadfall. Chad will bring this up at the next Fire Prevention Stakeholder meeting.
2. Jake mentioned our association has thistle that is out of control. We will discuss it later in the spring.

Action Items:

1. Jarid will communicate with the Caldwells and LOLA Landowner's and discuss moving gate 4.
2. Jake will send out an email communication piece regarding moving gate 4. The communication will include a map of where the board is proposing moving the gate. He will mention wanting to update gate 1 to a cell phone system in 2023.
3. Jake will update the footer email and Quickbooks with the new post office box.
4. Terri will research google docs to update the forms to include the new post office box.

Next Board Meeting:

February 24th, 2022