



## PMLOA Board Meeting

Location:	Virtual
Date:	February 24, 2022
Time:	6:00 pm
In attendance:	Jarid, Chad, Jake, Scott, Jeremy L, Becky and Terri
Absent:	Jeremy H

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

1. Chad will let the board know what he finds out from his solar panel company. The solar panel company feels it is the solar panel that is not working. The company is willing to let us install a used 280 watt panel to see. Jarid proposed we move forward with power for gate 1.
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 April.
3. 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 gate 4. He will mention wanting to update gate 1 to a cell phone system in 2023. The communication will be sent out in the next few days.
4. Terri will research google docs to update the forms to include the new post office box. She is in the process of going through the documents.

### **New Items:**

1. 2022 Budget - Jarid reviewed the budget with the board. Jake had some concerns about the road budget. Jake motioned to approve the budget and Scott second the motion. The budget was approved with a unanimous vote. We are discussing two different projects for the upcoming year.
  - a. Gate 4
  - b. Parking lot expansion
2. Road maintenance schedule - Jeremy L will get with Doug for scheduling. We will have him start grading as soon as possible. We don't want to grade when it's wet or wait until the roads are too dry. He can usually start earlier in the Spring City Rancheros. He will also talk to him about the fair value of costs of what the Pine Ridge Association portion will be when gate 4 is moved. Meadow road will need work by the pond.
3. Annual newsletter - End of March. Jarid will email the board the annual newsletter that was sent out last year for them to review. The letter will include having members watch for two proposed projects. There will be two different emails sent out. The first email will be for the proposed projects so members can respond with feedback. The second email will communicate what will be voted on this



year. Jarid and Jake will get the annual newsletter sent out by the end of March. Terri has access to an opt out list of those members who prefer communication mailed to them.

4. Annual meeting logistics
  - a. June 4th, at the Contoy Arena in Mt. Pleasant
  - b. Zoom option
  - c. No meal, just snacks
  - d. Elections - Need to find an option for remote voting (does Zoom have an option). Jake will research options available.
  - e. We will have a list of everyone who votes at the meeting. All members will need to be in good standing with the association.
  - f. There are 3 board positions open this year.
5. Review 2022 dues schedule
  - a. Due Invoices will be sent out by March 29th/30th
  - b. Due May 1, 2022
6. Parking lot expansion - The board liked the parking lot expansion Jarid created. We have 2.3 acres in the parking lot area. We will get the parking lot surveyed. Jarid will research where the corners are located. We will have a shed in the long term parking area to store association tools. Both the seasonal and long term parking will have gates. We will need to define the long term parking space.
7. Gate 4 followup - Jarid has left a message with the Caldwells. We will move the gate down below their lot if they are in favor. Terri asked about Pine Ridge Association having access to all our roads in the association. Jarid said he feels over half of those members have keys. When Pine Ridge installed the cell system gate, it cut out joy riding in their association. Scott is going to create a pro & cons list, map for gate 4 and get to Jarid by Tuesday.
8. Key/remote policy revisions (selling keys) - Key issue update - Chad did some research and the association does have options addressing members selling the keys. The board approved the revised policy.
  - a. Letter to members the board is aware is selling keys
    - i. Asking them to stop immediately - notify them of revised policy
    - ii. Ask member for a list of who the keys have been sold to
    - iii. Terri will create a digital version of the policy and send it to members when purchasing keys and remotes. The member will need to acknowledge, sign the policy and return to the secretary before keys or remotes will be issued.
    - iv. Gate codes - the board discussed having members sign the CC&R's if we move to a gate code system.

#### **Open Items:**

1. Jake mentioned our association has thistle that is out of control. We will discuss it later in the spring.
2. Spring City contacted Becky and would like to set up a meeting with Chad and Becky. Spring City would like to give them input regarding fire protection. Chad and Becky will meet with them.
3. Becky said we had some issues with gate 7 during the winter months. The gate couldn't be opened and someone forced it open. The motor is detached. Those motors have an overload on them. Becky



will talk to Russ to see if he knows anything about the gate. Gate 1 and 5 get shoveled. Gate 7 is more isolated than the other gates. We knew we would have to see how the gate worked during the winter months. In the future, we will need to see what we will need to do.

**Action Items:**

1. Jeremy L will get in touch with Doug Shelly for road scheduling. Also, he will discuss with him what the fair value of costs of what the Pine Ridge Association portion would be.
2. Jarid will email the board last year's annual newsletter for review.
3. Terri opt out list for members not wanting email communication.
4. Jake will research options for remote voting.
5. Terri will have a list available of member's eligible to vote.
6. Jarid research where parking lot corners are located.
7. Scott will create a pros & cons list and map for gate 4 and get to Jarid by Tuesday.
8. Terri will create a digital keys/remotes policy sign off to send to members purchasing keys or remotes going forward.
9. Chad and Becky meet with Spring City.
10. Becky will talk to Russ about gate 7.

**Next Board Meeting:**

March 24, 2022