



## PMLOA Board Meeting Notes

Location:	Virtual
Date:	May 19, 2022
Time:	6:00 pm
In attendance:	Chad, Jarid, Jeremy L, Scott, Jake H, Becky, Terri
Absent:	Jeremy H

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

1. Becky will meet with Utah Power at the end of April. Becky will contact Utah Power & Light and have them come within a few weeks. She is meeting with Utah Power on Tuesday. They will give her a bid for both gates. She will email the information to the board. Jarid and Becky will meet prior to the Tuesday meeting to discuss.
2. A board member will talk to landowners who will benefit from the gate being moved and to see if they would be willing to contribute to the annual road budget. This has not been done.
3. Jarid will stake out the parking lot area to show where the roads will be
4. Jarid will contact Doug and meet with him at the parking lot.
5. Jarid and Jake have set up zoom for the annual meeting. Jake has set up a form for voting.

### **New Items:**

1. Electricity lines for the residents on Deer Valley Drive. Becky attended the meeting with Utah Power Company to represent the board. Several landowners above her would like to get electricity. The Power Company is getting a bid together. Are there any members who are not aware of power being extended on Deer Run? They are willing to run underground lines above Becky. The CC&R's require underground lines when adding power. The board wants the line run on the side of the road. The association will need a formal agreement signed to include an easement, the road being fixed and the drainage along the side of the road will not be affected.
2. Update of Road Maintenance. Doug has been having trouble getting through gate 1. Doug is about to finish grading Spring City Rancheros. We may need to pay a fuel charge when Doug starts hauling road base. Prices are going up and we may need to look at other options.

Spring City Rancheros has more road mileage and more members than Whispering Pines and Ski-Hi. They feel they are not getting  $\frac{2}{3}$  of the budget. Becky recommends we discuss this at the annual meeting. Jeremy Leavitt will add a slide to the annual meeting presentation to show members how the



road money is allocated. We spend \$17333,00 of the budget on Spring City Rancheros and \$8333.00 on WP-SH roads.

We are having a lot of complaints of water washing the road on Deer Run. We will need to look at this and see if anything can be done. Deer Run is a main road. Several residents on Deer Run have asked for gravel instead of road base.

Terri mentioned the water is washing away the road between Russ & Tammy Gardner's property towards the top of Meadow Road before making the turn. Chad and Becky will drive the Spring City Ranchero roads and Jeremy Leavitt will drive the other side to see where we need work done. Jarid will send them a map and they will mark on the map what the road plan will be this year to be presented at the meeting. This is a good time for members to let us know of road issues.

Scott reported gate 7 is working well. He used his remote recently and didn't have any issues. The road outside gate 7 is getting bad. This is a main fire escape road. We may need to contact the forest service to see if we can do some maintenance on the road. Becky worked on the key lock for gate7 and it is now working.

3. Update on gates and parking lot projects. We will wait for association approval. We want to discuss what the cost will be and where we will get the money to pay for these projects. We received two bids for the gate. Lazy Gate bid was \$13,500.00 plus installation. The bid from Auto Gate Plus was \$16,850.00 including installation. The gate will need snow removed from under them.
4. Review slides and prepare for the annual meeting - Reviewed the presentation for the meeting.
5. Next association email items. Jake will send a reminder for the upcoming annual meeting. The communication will include a virtual participation link and instructions to include voting. We will communicate that members should remove winter vehicles from the parking lot by Memorial Day weekend. This is a busy weekend for the parking lot for summer vehicles. We do want the parking lot to look nice.

The sign is down at the parking lot. Chad will look at it and see if we can get it put back up.

#### **Action Items:**

1. Becky is meeting with the Power Company on Tuesday and will send the information to the board.
2. Terri will have the sign up sheet ready for the annual meeting.
3. A board member will talk to landowners who will benefit from the gate being moved to see if they would be willing to contribute to the annual road budget.
4. Jarid will stake out the parking lot area to show where the roads will be and meet with Doug for a bid.
5. Becky will follow up with the Power Company on the plan for getting electricity for those members wanting it along Deer Run. Once the plan is together she will send it to the board for review.
6. Chad, Becky and Jeremy L will drive the roads to see what the needs are for their areas. They will present at the annual meeting.



7. Jarid will send them a map of the roads so they can mark where road work will be done.
8. Jeremy L will add a slide to the presentation for the roads to show members the plan for this year.
9. Jake and Jarid will work on the email reminders for the association members.
10. Board will look at Deer Run regarding water running down the road reported by members.
11. Chad will look at the sign in the parking lot to see if it can be put back up.

**Next Board Meeting:**

We will have a short meeting after the annual meeting with the new board members. At this time, we will determine the next board meeting.