



PMLOA Board Meeting Notes

Location:	Virtual
Date:	June 30, 2022
Time:	6:00 pm
In attendance:	Jarid, Mike, Scott, Becky, Shaun, Chad, Steve and Terri
Absent:	

Update on Action Items:

1. Becky will give an update on Utah Power for gate 1. Becky met Utah Power at gate 1. Until we confirm they aren't able to give us an official cost. The cost will be approximately \$5000. They prefer we go underground. We won't be able to use the power pole directly across from the gate but up the road about 100'. There is a 6 month waiting list. The association will be responsible for trenching and installing the pipe. Mike said Shane Johnson has a trencher and maybe willing to dig the trench. Steve thinks a trencher will not work, we will keep Russ in mind depending on the pipe code. We will need to find out the code for the pipe. Steve will research the code.

The new solar panel has not been installed at gate 1 and the key lock is now broken. Until we get the solar panel installed, we don't have an answer. It's possible the use of gate 1 is overpowering the solar system. We fix the gate and the next week it is broken. We have replaced the controller and batteries. Shaun or Jarid will install the new solar panel. Becky has two charged batteries at her house once the panel is installed. The panel is 40 x 80 400 watt. We will need to look at the key box. Scott said we do have an extra key switch. Steve will check to see if the button is loose. Jarid asked Becky to get an official quote from Utah Power. Once she receives the information she will give to Steve. May require a 2" conduit.

2. Jarid will stake out the parking lot area to show where the roads will be. Jarid will get this done. The next step is to get this marked out. Some people in the association are concerned about where the money is coming from.
3. Jarid will contact Doug and meet with him at the parking lot. Steve will join Jarid and Doug.
4. The Board will look at Deer Run regarding water running down the road reported by members. When Becky and Chad were driving the road, they noticed the run off on Deer Run. We may need to try something different in the fall. Chad referred Steve to this issue. Steve will talk to Doug about different materials.

New Items:



1. Welcome to new board members - Mike, Steve and Shaun are new board members. Jarid explained we are not the government for the association, instead, our role is to ensure the roads are taken care of, gates are maintained, and security is maintained. The budget responsibility is also very important. Jarid said we want to make sure your voices are heard.
2. Review Google Drive contents (Meeting notes, CC&Rs, ByLaws, etc...). Jarid will send new board members a link to get access to google docs. This is where we store the association documents. Jarid reviewed the annual meeting and board meeting, budget documents, CC&R's & By-laws folders. He pointed out there is a history dialogue for the CC&R's and By-laws. This helps board members in the future know what has been done through the years. We have a template folder for letters. If a board member needs to write a letter they can go to this folder for the letterhead and other templates available. We have a policies and procedures folder. Board goals are representation of the landowner's.
3. Review Board Member Roles
 - Steve and Scott - road handling coordination with Doug. Keeping an eye on culverts.
 - Shaun and Mike - Security. Keeping an eye on the gates. Complaints, fireworks, firearms etc.
 - Chad - member communication, fire migration, facebook - we have seen more questions being asked on Facebook.
 - Becky - Vice President, fire migration.
4. Learnings from this year's cleanup day - Jarid thought it went very well this year. Members checking in at gate 1 was great. Treats were great. Nice job Becky! Becky said she got to meet a lot of members. Having the spray for members was great. Our communication on the date was communicated on two different dates. We will make sure this doesn't happen next year.
5. Gate needs (Gate 1 issue, Gate 7 issues, Gates 2-4) - looks like someone from the Spring City side damaged the arm and bent the post on the west side. People are leaving the gate open. We will need to order a new arm. Scott works with the gate company and got a hold of Brad. The arm will cost \$1860 and the electric gate lock is \$452. Three things need to be fixed on gate 7. What about a heavy arm for gate 7. Shaun asked about purchasing a camera for gate 7 since no one is in the area. We need to post a sign that this gate is being monitored. We could go with a trail camera. Chad has two he is not using that the association could use. Shaun recommends we move forward with the camera. Chad will look up his system and see what the cost would be. Shaun and Mike, let's start with getting cameras set up at gate 1, 3 and 7.

Gate 4 has a double lock. Someone on the Pine Ridge side recently locked the gate open. They should contact the association if they need the gate open for any reason. Jarid met with the President. One of the contractors locked the gate open. The President asked them not to lock the gate open. They are going to spread the word throughout their association. Terri asked if this gate is a fire escape for Pine Ridge Association. She is wondering why we don't remove their lock and they use their other gate. Jarid said many in the association are closer to gate 4. He said we could have a discussion with them. Shaun is wondering why we are moving to electric gates. He doesn't feel it is fixing our problem. We are not fixing the problem. I get the shutting of the gates is an issue. There are a lot of



people who don't want electric gates. Becky said she feels a lot of people do want electric gates. We need to prove electric gates are worth the costs. Steve asked, are we going to spend thousands of money on electric gates when there are other issues? Jarid recommended we get gate 1 and 7 stable. We will see how well the cameras perform. If we find there aren't any problems we can discuss further. We will continue to discuss the gates.

6. Road work update - Steve will talk to Doug on Friday. It looks like he has graded everything. Scott has sent Doug a map of the Whispering Pines side. Jarid asked Steve to ask Doug what he has spent so far so we can see where we are. Doug usually breaks it down with the grading hours. We use a $\frac{1}{3}$ and $\frac{2}{3}$ split. We can add or remove road base depending on where the budget is now.
7. Parking lot next steps - we will get it staked out. Terri said on clean up day she and Scott were talking about how it would be good to start with the lot that is already there. Doug could grade and get rid of all the weeds. Jarid said the rental area will help give us funds to maintain the parking lot.
8. Feedback from Annual Meeting - Becky recommended we try to hold questions until the end of each segment. We could have answered some of the questions with the slides. We weren't able to go through all the slides and give the members all the information. Mike recommends we communicate at the beginning of the meeting to hold questions until after each segment. A landowner suggested we have name tags when they were checking in. The board feels this is a great idea. The virtual meeting was difficult due to the internet in the arena not good. We have tried to do a virtual meeting the last two years. It doesn't work out. We will have personal annual meetings going forward.
9. Updates on collection of dues - Terri reviewed the members still outstanding. We have a total of 17. We will move forward with the collection procedure.
10. Wood chipping - Chad spoke to the Forest Service. Vance will be coming back through the association. Chad will put a notice on Facebook. Some of the piles were entangled and they could not chip them. Next year Chad will send out a message and create a map. Jarid suggested we set up a google form with lot numbers. The chips are for landowner's use.
11. Report on fire program with Spring City - Becky said it has gone extremely well. We had 11 landowner's sign up. Chad had someone take three trees out of his place. Shaun is on the list and Scott asked to be added to the list. Jarid said there are a lot of beetles that killed trees in his area that could be cut down. Thanks Becky for coordinating this.
12. Meadow Road easement issue - Becky said just as you turn off the paved road onto Meadow Road a new owner is developing his property. He is going to fence off his property for animals. Sections of Meadow Road are going through his property. There is an easement on the road. We were able to locate the easement and worked it out with the new owner. Next time we do roads we will work to move the road over in a few areas. Jarid will add the easement to google docs.
13. Keys for Water Board Members - the President does need access to water inside our association. Jarid has given two keys to the previous President. He will get the key numbers to Terri and Becky. The new Water President will need to get the keys from the previous President.

Action Items:

1. Steve will research the pipe for power on gate 1.



2. Shaun or Jarid will install a new solar panel on gate 1.
3. Steve will check to see if the button is loose in the keybox on gate 1.
4. Scott will ask Brad for a quote on a heavier arm for gate 7.
5. Becky will get an official quote from Utah Power and give it to Steve and Jarid.
6. Jarid will stake out the parking lot and meet with Steve and Doug.
7. Steve will talk to Doug about different material for Deer Run.
8. Jarid will send new board members a link for google docs.
9. Chad will look at his camera system and see what the cost would be.
10. Shaun and Mike will coordinate with Chad on getting cameras set up at gate 1 and 7.
11. Steve will talk to Doug on Friday, he will ask Doug what he has spent so far and give us a breakdown.
12. Chad will put a notice on Facebook about the chipping.
13. Chad will send out a message and create a google form with lot numbers.
14. Jarid will add Meadow Road easement to google docs.
15. Jarid will get the Water Company key numbers to Becky and Terri

Next Board Meeting:

July 21, 2022