

# Annual Meeting

June 4, 2022



**Welcome**

# Agenda

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- **Welcome (2021 Summary & Board Introduction)** – Jarid Love
- **Annual Association Report** – Jarid Love
- **Road Maintenance Report** – Jeremy Leavitt, Jeremy Hansen
- **Member Communication** – Jake Huggard
- **Safety & Security** – Scott McDonald, Chad Costello
- **Fire Mitigation & Safety** – Becky Holbrook, Chad Costello
- **Cleanup Day** – Becky Holbrook
- **Association Projects** – Jarid Love
- **Board Member Election** – Jarid Love
- **Member Comments** – Open Mic Time

# 2021-2022 Summary

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- COVID - Held in person meeting last year with good attendance
- Continued with a second dumpster
- Upgraded gate 7 to an electric opener
- Increased participation in the Facebook group - Thank you!
- Switching road contractors due to some concerns with last year
- Implemented a parking lot policy for seasonal vehicles
- We didn't get nearly enough snow, so we may have a very dry year - no fireworks & be cautious with fires (no unattended fires)

# Introduction of 2020-2021 Board

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President	Jarid Love	(801) 361-2290
Vice President	Becky Holbrook	(801) 369-1351
Roads (Spring City Rancheros)	Jeremy Hansen	(801) 616-1055
Roads (Whispering Pines 2/SkyHi)	Jeremy Leavitt	(801) 200-2190
Safety and Security	Chad Costello	(678) 897-9222
Safety and Security	Scott McDonald	(801) 633-6789
Electronic Media & Website	Jake Huggard	(385) 352-5085
Secretary	Terri Eagan	(801) 664-2237

# Annual Association Report

Jarid Love

# Objective of the Dues

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The primary objectives of the member dues are:

1. Provide critical services (**Road maintenance**, dumpster, gate repairs, etc...)
2. Minimize expense to landowners
3. Provide a fair system that equally distributes costs among members

# Annual Dues Report

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As determined by membership vote in 2019, the 2022 dues are:

- \$130 per first lot owned
- \$75 per additional lot
  
- Dues are to be paid by May 1 each year.
- Please refer to [www.pinemountainloa.com/dues](http://www.pinemountainloa.com/dues) for information about late payments and collection policy. The Board will apply late payment penalties, collections, and liens as documented on the website.
- Any Member who cannot pay their dues on time should contact the Board to work out a payment plan.



# Annual Dues Report

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- \$29,615.00 of 2021 dues went directly into road maintenance
- Dues continue funding a second dumpster
- Funded the electronic gate on gate 7
- More gate repairs than normal (manual and electric)
- Haven't raised rates since they were changed in 2019

# 2021 Year End Report

## Summary

Beginning Checking Balance		\$21,907.37
Beginning Savings Account Balance		\$33,407.33
Beginning Total Cash		<b>\$55,314.70</b>
<b>Income</b>		<b>\$45,830.57</b>
Dues		\$40,697.87
Key & Remote Sales		\$2,207.12
Duplicate Charges		\$810.25
Shipping Fees		\$301.66
Bank Interest		\$3.34
<b>Expenses</b>		<b>\$51,992.21</b>
Budgeted		\$44,540.00
Gate 7 Upgrade		\$5,608.04
<b>Summary</b>		
Net Revenue		-\$6,161.64
Ending Checking Account Balance		\$14,907.79
Ending Savings Account Balance		\$33,410.67
<b>Total Cash Assets</b>		<b>\$48,318.46</b>

# 2021 Year End Report

## Expenses

<b>Budgeted Expenses</b>	
Roads	\$29,615.00
Gates (Includes electronic opener on gate 7)	\$5,608.04
Signage - Security	\$0.00
Weed Control - Thistle	\$0.00
Corporation renewal fees	\$10.00
Legal Services & Fees (Recording Fees, Attorneys, etc...)	\$56.00
Liability Insurance (This will be paid in Nov)	\$1,106.00
Annual Party costs	\$117.44
Office Supplies	\$950.42
Postage	\$795.79
Secretary & Professional Fees	\$6,000.00
Garbage Dumpster	\$2,838.77
Go Daddy Web fees (renews every other year)	\$0.00
QuickBooks Online Accounting	\$954.56
Repair and Maint.	\$204.90
Property Tax / Fed Tax / State Tax	\$94.64
Tax Preparation fees	\$335.00
Remote Controls and Keys	\$2,554.97
Credit Card Processing Fees	\$862.69
Bank Fees	\$10.00
Bad Debt	-\$122.01
<b>Spending Total</b>	<b>\$51,992.21</b>



# Road Updates and 2022 Plans

Jeremy Leavitt & Jeremy Hansen

# Roads Update & Culverts

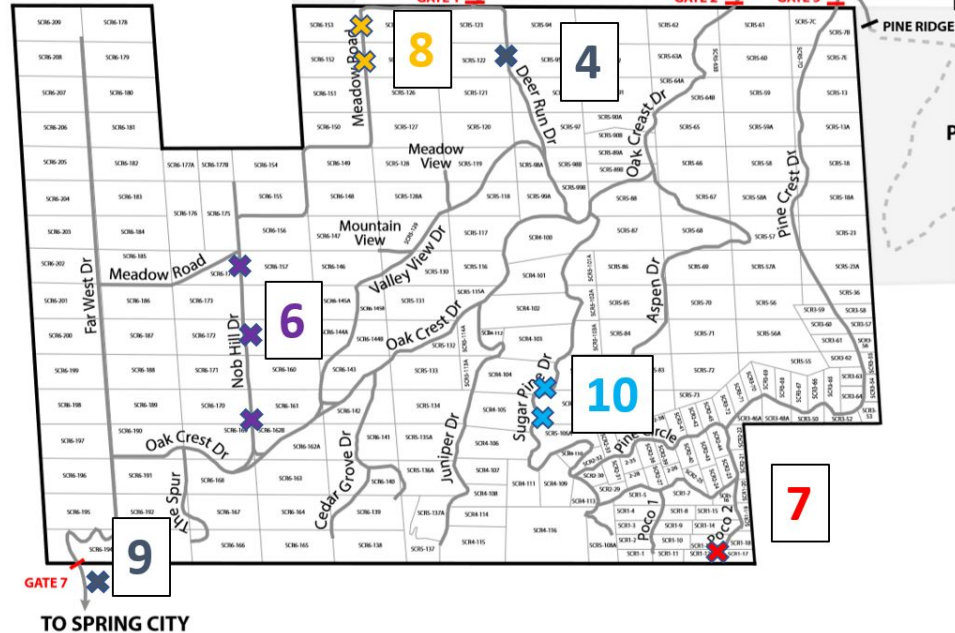
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- The budget for 2022 road maintenance is **\$26,000**.
- \$17,333 for SCR and \$8,333 for WP+SH
- We're switching contractors this year to Doug Shelley.
- The following maps show the plan for specific areas.

# Spring City Rancheros

1. Grade all roads and pull-over lanes
2. Meadow Road– Dig out irrigation ditch that has filled with road-base
3. Meadow Road – Bring road-base to the center and fill in ruts
4. Gully Road - Fix damage and trench at bottom
5. Extra grading on the Gate 2 & 3 approaches
6. Nob Hill Dr. – Widen, grade and road-base
7. POCO 2 – Turn around and road-base
8. Meadow Road – Fix sunken trenches from utility work
9. Block back road into the association
10. Sugar Pine Drive – Road-base and repair rough road sections

## SPRING CITY RANCHEROS (SCR)

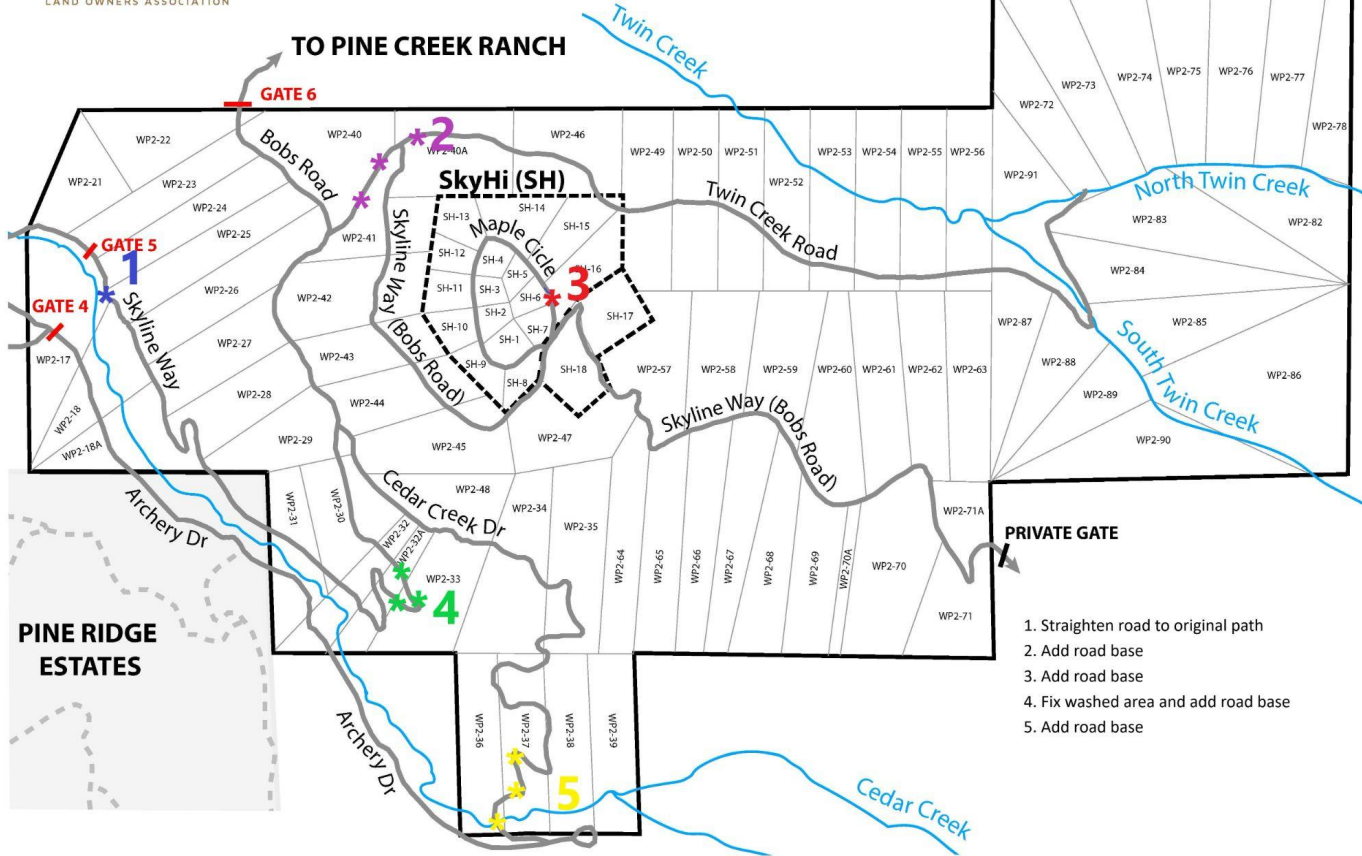


TO SPRING CITY



# Whispering Pines 2 (WP2) / SkyHi (SH)

Last Updated: 8/9/2019



1. Straighten road to original path
2. Add road base
3. Add road base
4. Fix washed area and add road base
5. Add road base



# Roads Update & Culverts

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- Culverts under the Association road will be maintained and cleared by the Association.
- Culverts under private driveways are the responsibility of the land owner. It is your responsibility to make sure that the culvert and surrounding ditches are clear of debris and large enough to accommodate water runoff. If your culvert causes damage to the road or a neighbors property you will be responsible for helping with the repairs.
- Please report any needed road repairs to [boardmembers@pinemountainloa.com](mailto:boardmembers@pinemountainloa.com)

# Road Policies

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- The roads and gates belong to the association and any modifications (even if they are temporary) need to be approved from the board.
- Please report any gate issues to the board

# Member Communication

Jake Huggard

# Website & Electronic Communication

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1. In an effort to reduce costs and conserve funds, a paperless newsletter has been implemented. Please keep your email address information current to continue receiving this and other important communications. Please send email address changes / updates to [boardmembers@pinemountainloa.com](mailto:boardmembers@pinemountainloa.com)
2. The Association website is: [www.pinemountainloa.com](http://www.pinemountainloa.com). You will find helpful links, Association maps, documents and announcements on the website.
3. The Association FaceBook group is the most efficient way for members to communicate about happenings, weather, bear sightings, buying/selling, etc. Please join the FaceBook group **Pine Mountain Land Owners Association** at [www.facebook.com/groups/pmloa/](http://www.facebook.com/groups/pmloa/)

# Safety & Security

Scott McDonald & Chad Costello

# Safety & Security

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The past few years we are seeing a higher rate of people outside the Association cruising the roads, this is due to gates being left open. This causes a safety & security risk for all members plus wear and tear on our roads.

- Gates
  - Gates should be left closed and locked. If you find them open, please close them.
  - Gates and roads should not be changed or modified without Board approval.
- As a reminder all members are responsible for your own keys
  - Key numbers are assigned and tracked to property owners
  - Unauthorized / Authorized Visitors – Question them or report them
  - If you sell your property, you need to pass your keys on to the new owners
    - Realtors who need keys should acquire them from the selling land owner
- Fireworks are not allowed on the mountain at anytime, if someone a member or guest are using fireworks they will be fined. Please help keep the mountain beautiful and safe

# Fire Mitigation & Safety

Becky Holbrook & Chad Costello

# Drought and Forest Conditions

## Understand the Seriousness of our Situation

### Water Availability

The Springs east of spring City Canyon supply much of the water to our communities. Twenty-two years ago the production rate was 250 gallons per minute. In 2017 it had fallen to 100 GPM. Recently it was found that there is only 80 GPM and the winter snow pack is not that great. So the aquifers are not being recharged.

### Impending Wildfires

Because our forests have not had the needed logging nor the herds and flocks feeding on the mountains for the past 20-50 years, the over abundance of trees and undergrowth is staggering. This could fuel large wildfires.

We need to mitigate our properties so that they do not spread the wildfires further

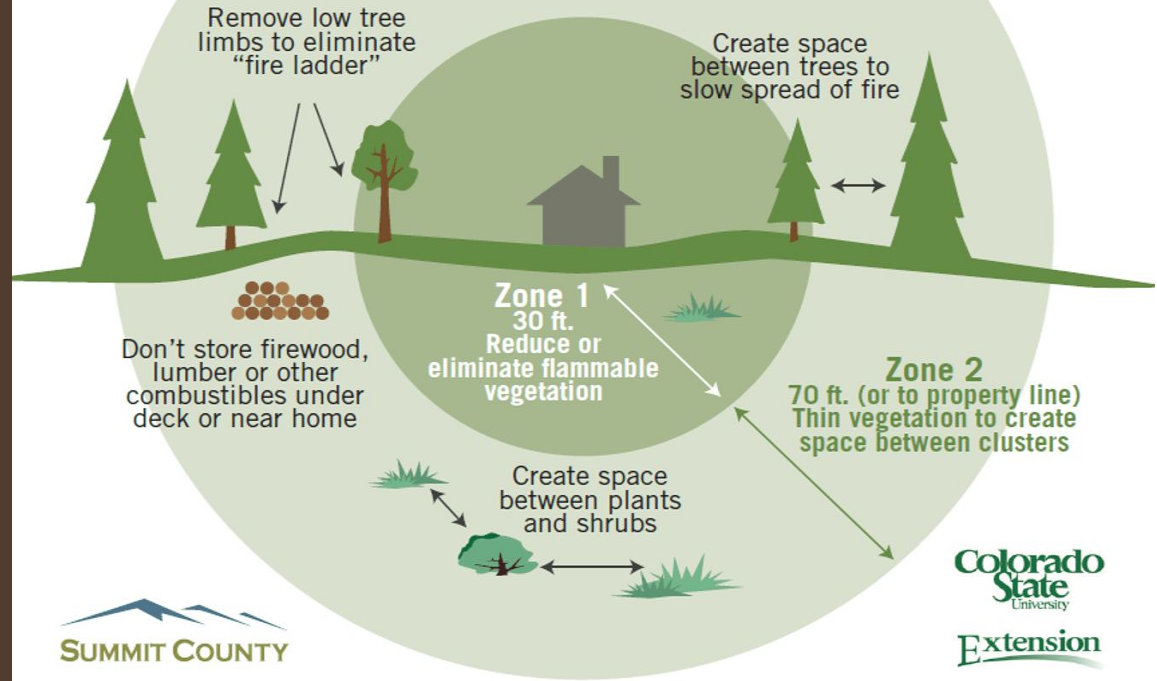


# Fire Safety For Your Home

- Provide a reflective, non combustible address sign with 4 inch numbers that are visible from the road
- Limit ways fire can enter your house by cleaning rain gutters and roof of leaves, needles and debris in the spring.
- Store firewood and other combustibles at least 30' from your home.
- Make sure chimneys or fire pits are screened with ½" or smaller wire mesh.
- Make sure all vent openings are covered with 1/4" wire mesh
- Make access to your lot large and wide enough for emergency vehicles

# Mitigation

## Create DEFENSIBLE SPACE around your home



[SummitCountyCO.gov/wildfiremitigation](http://SummitCountyCO.gov/wildfiremitigation)

# Fire mitigation and cleaning up land

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- County requirements:

- Zone 1 extending 30' beyond exterior wall or appendage, allowable vegetation to include; short grasses, bushes and shrubs, and low combustible trees, such as Aspen, Maple, and Willow separated 10'.
- The Transition Zone – is an area beginning 30' and extending to 50'. Small trees and flammable shrubs (ladder fuels) should be removed to create spacing of least 10' between crowns of trees or clumps of shrubbery. Trees remaining in this zone must be pruned up 6' above the ground. All logs slash and other woody debris should be disposed of. If burning to remove slash, a burn permit is required and can be obtained from the County Fire Warden, Tom Peterson at 435-668-2068.
- The Management Zone – is an area beyond Zone 2 to the edge of the property line where general forest management should occur, mainly for forest health. For example removing dead trees, dead limbs and other general thinning and removal of fallen woody debris. Place firewood storage in this zone.









# Fire up on the mountain







## Partnership Program With Spring City

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**We will be partnering with citizens from Spring City who would like to collect wood. If you would be interested in having someone from Spring City come and cut down trees on your lot in exchange for the wood, please contact Becky Holbrook at 801 369-1351.**



# Clean-up Day

Becky Holbrook

# Clean-up Day – June 11th 10:00 to 4:00

## WE NEED YOUR HELP

- Trees and branches are overhanging the road in several places
  - Visibility around some turns is impaired
    - Thistle is spreading

**Come meet other residents and enjoy drinks and treats.**

**Meet by Gate 1 to pick up supplies anytime from 10:00 to 4:00.**

**We will also have a spray that kills Oakbrush available.**



# Please do the following on clean-up day

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1. Trim branches that overhang Association roads adjacent to your property
2. Stack cut branches on the sides of the roads with the cut-side facing the road
  - a. Forest Service is scheduled for June 27th - 30th to come through with a wood chipper
3. Spray or remove thistle in your area
4. Clean up any visible trash



# A few more reminders

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- Road cleanup/trimming is an ongoing responsibility of each member but we ask that you dedicate this day to our joint effort.
- Help us keep our dues low so we don't have to pay for this service.
- Cleared roads are critical for public safety as they allow access to emergency vehicles.

# Association Projects

Jarid Love

# Association Projects

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The Association Board is considering two projects:

1. Moving Gate 4
2. Expanding the parking lot

# Gate 4 Move - Background

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- Gate 4 has a history of issues
  - Hits the ground
  - Double lock (shared with Pine Ridge Estates)
  - Lock has been cut off several times
- Gate 2 and 3 are constantly left open which lead to a lot of “joyriding” traffic
- Gates 2 and 3 have both needed recent repairs and need more
  - Welding
  - Post was pulled out
  - Chain is short
  - Heavy and swings outward when unlocked - can hurt someone

# Gate 4 Move - Background

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- Pine Ridge recommended we replace the gate with an electric gate to remove the double lock problem.
- Pine Ridge has express willingness to contribute financially to the gate.
- Some members have liked the electric gates and have asked for more.
- The electric gates automatically close, preventing unauthorized traffic
  - We saw this last year with gate 7
- Moving gate lower would allow us to consolidate 4 gates into one (2, 3, 4 & 5) resulting in less maintenance and fewer points of entry

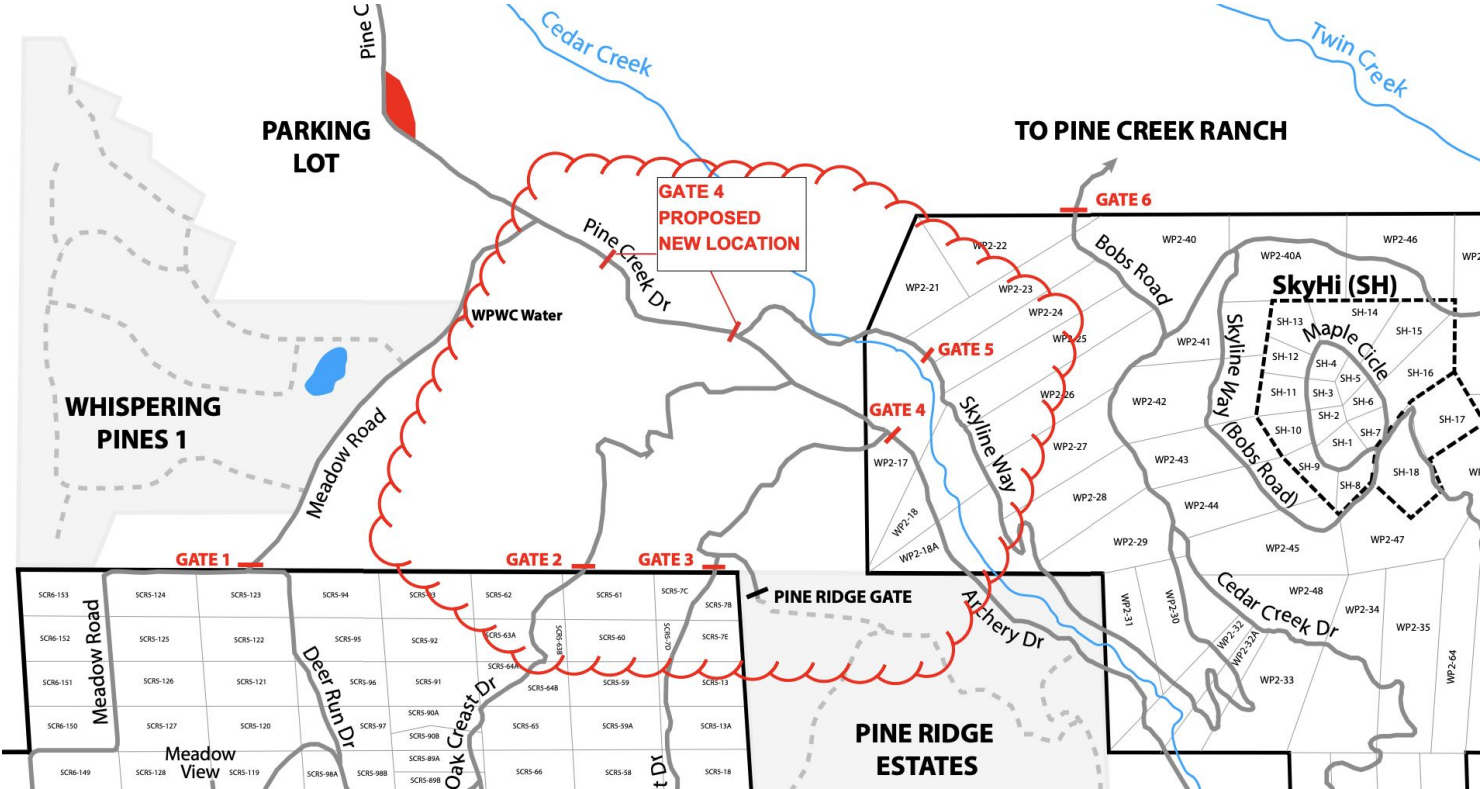


# Gate 4 Move - Proposal

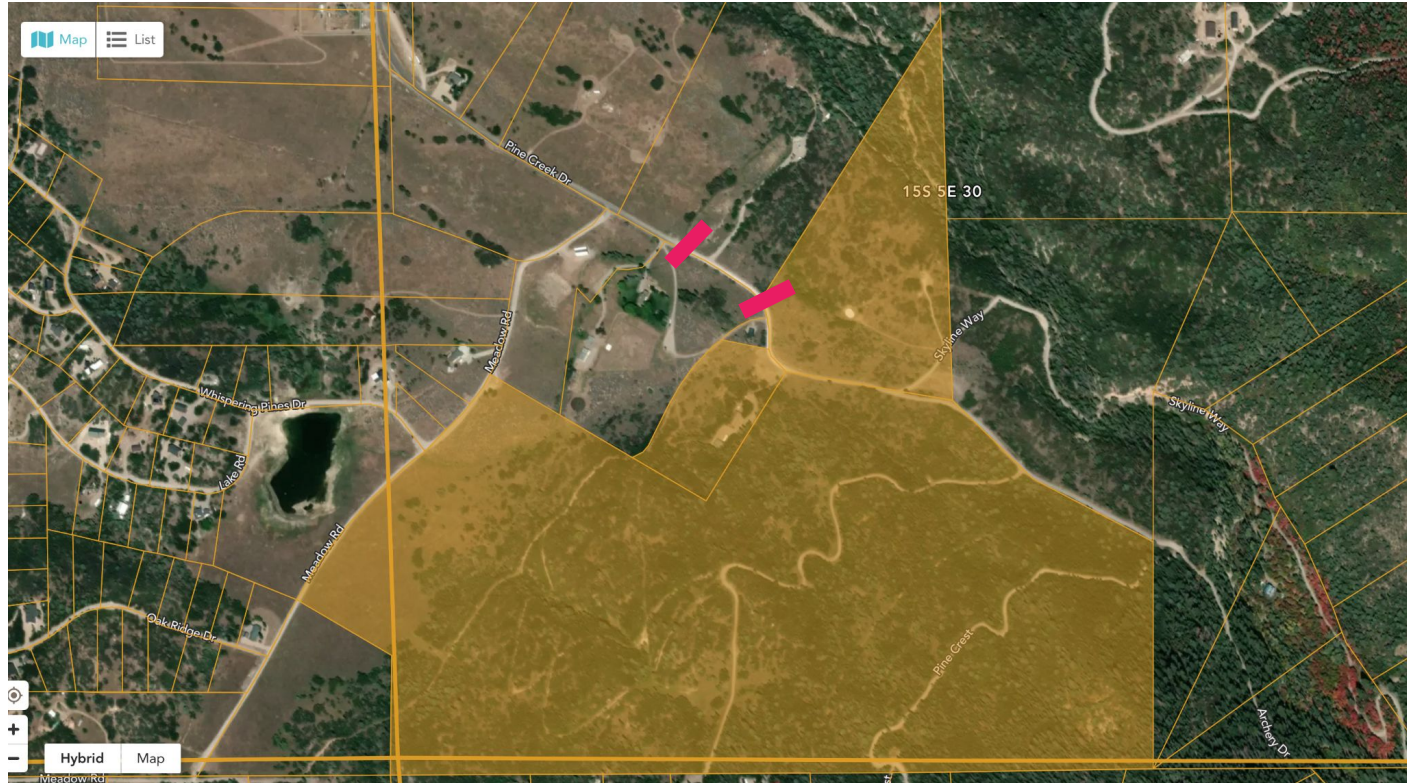
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- Move gate 4 lower down the road (see map)
- Replace the gate with an electric gate
- Connect the gate to Rocky Mountain Power (this is also being evaluated for Gate 1)
- Additional Option: Add a cell phone solution for access
  - Advantages:
    - Increased security
    - Access log & photos
    - No keys or remotes to purchase
    - Cell signal is strong in the proposed location (as well as gate 1)

# Gate 4 Move - Location



# Gate 4 Move - Location



# Gate 4 Move - What has been done so far?

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- Talked to all the land owners in the area that are not part of the association (3-4 depending on location)
  - All of them are supportive of the gate
- Locked in several individuals/groups who would contribute to the cost
- Met with the power company and they are going to help us identify current location of lines and cost to install power at the proposed location
- Working on bids from gate companies / installers

# Gate 4 Move - Possible concerns

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- Won't this give more people access to our roads?
  - More than 50% of Pine Ridge Estates land owners already have keys to our Association Roads due to shared LLC property ownership in SCR.
  - Only includes 3-4 additional land owners outside of Pine Ridge Estates
  - We already get a significant amount of “joyrider” traffic due to gates that get left open. In fact, the amount of joyrider traffic is greater than the amount of landowner traffic we would get from the gate move.
  - Auto closing gates will eliminate 90% of the joyrider traffic. We've already seen this with gate 7.

# Gate 4 Move - Possible concerns

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- How will we pay for this?
  - Our road maintenance will always come first, so this will not be done at the expense of our annual road maintenance.
  - We are not planning to increase dues.
  - Several landowners as well as Pine Ridge have offered to help with the costs if we switch to electric.
  - Some could be pulled from savings.
  - A GoFundMe campaign could also be set up for contributions.
  - This could be done over several years if funding takes a while.

# Gate 4 Move - Next steps

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- Association approval to move forward
- Finalize costs
  - Gate bids
  - Installation bids
  - Power company costs
- Finalize funding plans
- Written agreement with landowners who will be affected so there are no misunderstandings in the future
- Written agreement with landowner/owners where the gate will reside
- Schedule installation

# Parking Lot Expansion

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- Occasional complaints that the parking lot looks messy
- Occasional complaints about vehicles left in the parking lot too long
- When you have a trailer you take a long section of parking space
- In the winter, people like to leave seasonal vehicles for a long period of time
- Currently Pine Ridge Estates is using our lot because they don't have one
- Need a place to store association owned items
- We own twice as much land as we are using





# Parking Lot Expansion - Next Steps

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- Stake out the new parking areas
- Obtain quotes for labor - perhaps members would like to contribute time/resources
- Talk to neighbor
- Formalize funding options
  - Pine Ridge contributions
  - Paid parking area
  - Donations
- Formalize agreement with Pine Ridge (if participating)
- Schedule excavation

# Member Vote

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**Open Mic** (if needed for questions), then vote:

Ballot 1: May the Board pursue moving gate 4 or should it be left where it is.

- a. Move the gate
- b. Leave it where it is

Ballot 2: Should the parking lot be expanded per the proposed plan (or similar).

- a. Yes
- b. No

# Election of Board Members

Jarid Love

# Election of Board Members (3 positions to fill)

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Member	Term	Action
2019 Randy Parry (Chad Costello)	Term Complete	Position to fill (3 years)
2019 Jake Huggard	Term Complete	Position to fill (3 years)
2019 Jeremy Leavitt	Term Complete	Position to fill (3 years)
2020 Jeremy Hansen	1 years remaining	
2021 Jarid Love	2 years remaining	
2021 Scott McDonald	2 years remaining	
2021 Becky Holbrook	2 years remaining	

# Items for 2022 Board to Consider?

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- Putting gate 1 on city power
- How we help control outside use of the association?
- State and federal fire mitigation assistance
- If you have additional ideas or topics you would like the board to consider, please email them to [boardmembers@pinemountainloa.com](mailto:boardmembers@pinemountainloa.com)

# Open Microphone for Members

Jarid Love

# Open Microphone for Members

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Up to 20 minutes.

Each Member who desires to come forward with comments and or suggestions may do so. Please respect the time given to each member for their comments, please don't interrupt or ask questions until they are done. Individual comments will be limited to 2 minutes.

For any additional suggestions, comments, or information please contact the board at: [boardmembers@pinemountainloa.com](mailto:boardmembers@pinemountainloa.com)





# Thank You

Meeting minutes and this presentation will be uploaded to the website for future reference.