



## **Annual Association Meeting**

**Date:** June 4, 2022

**Location:** Contoy Arena, Mount Pleasant, Utah

**Attendees:** Association Members

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**Welcome (2022 Summary)** - Jarid Love (President) welcomed everyone to the meeting. The board members were Becky Holbrook, Jeremy Leavitt, Scott McDonald, Jake Huggard, Chad Costello, and Jeremy Hansen. Our secretary Terri Eagan.

- COVID - Held in person meeting last year with good attendance
- Continued with second dumpster
- Upgraded gate 7 to electric
- Switching road contractors this year due to concerns
- Increased participation in the Facebook group
- 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)

The electric gates were left on throughout the winter. We want to thank a couple of property owners who have volunteered to help with the gates. Russ Gardner has been helping with gate 1, and Dale Hadley gate 5.

The meeting agenda was outlined for the meeting.

### **Annual Dues Report - Jarid Love**

The primary objectives of the member dues are:

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

as determined by the 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.
- \$29,615 of dues collected went directly into road maintenance
- Dues funded a second dumpster
- Haven't raised dues since they were changed in 2019.

### **Financial Report - Jarid Love**

The 2021 year-end report was reviewed with landowners.  
Majority of association funds are used for road maintenance.

The 2022 budget is \$40,740.

Dan Hatch asked if we could have the dues coincide with this meeting. Jarid explained we collect dues when we do so that we have funds to begin paying for the roads. He wanted to pay electronically and was referred to the secretary, Terri.

### **Road Maintenance Report - Jeremy Leavitt, Jeremy Hansen**

- The budget for 2022 road maintenance is **\$26,000**.
- \$17,333 for SCR and \$8333 for WP - SH.
- We're switching contractors to Doug Shelly this year.
- A map was presented to show the plan for specific areas.
- Thank you for all the feedback we received in the Facebook Group.

This year we would like to spend \$26,000 on roads.

Doug Shelly, our contractor, has been grading. Every three years we re-bid our contracts for roads.

If your road needs work you can post on our Facebook page or email the board. We have received road information from several landowner's on Facebook for road work this season. Thank you for your input.

Members, if you have culverts across your driveway to your property, please ensure they are cleaned out. The culvert between lots 149, 150 and 160 that crosses the street needs to be cleaned. Thank you to those members who have been taking care of their culverts to keep them clean of debris.

Steve Jolley suggested that we quit using the road base that we are using and go to a different

2" fill product as what we are using just washes away. Mike Edwards agreed with him. Steve Jolley is an excavator and will get us more information.

Shane Johnson asked that we look at getting rid of some of the rocks by lot 95 on the edge of the culvert. The board will look at that.

Kelly Warner asked about Gate 8 and what was going to be done with that. Several residents mentioned that the road beyond that had gotten very rough and it wasn't a good idea to ride that road.

The roads and gates belong to the association and any modifications (even if they are temporary) need to be approved by the board.

Please report any gate issues to the board.

### **Fire Mitigation and Safety** - Becky Holbrook, Chad Costello

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 wood, please contact Becky Holbrook at 801-369-1351.

### **Cleanup Day** - Becky Holbrook

Our annual spring clean up day is June 11th. We need your help with trees and branches that are overhanging the roads in several places. Visibility around some turns is impaired. Thistle is spreading. Round Up will not kill thistle, use a broad weed killer.

Come meet other residents and enjoy drinks and treats. Meet by gate 1 to pick up supplies anytime between 10 - 4. We will have a spray for thistle and also have a spray that kills Oakbrush available.

Steve Reagan asked if anyone knew of native grasses that would be good to plant.

The Forest Service is scheduled to come through June 27th - 30th with a wood chipper.

If you see trash along the roads please stop and pick it up. We need everybody's help to keep our association clean.

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**

- Moving gate 4.
- Expanding the parking lot.

After the discussion of moving the gate, Shane Johnson made a motion that we postpone the "moving the gate issue" until someone talked to Pine Ridge and have them pay for use of the roads and be willing to open their gates to our association." It was seconded and the motion was approved. Residents indicated that they would like to see money spent on getting gates 3 and 4 automated.

The parking lot expansion was discussed. Some members expressed concerns about using our funds to improve the parking lot that is used by others. One member said he would produce and pay for stickers, but concern was suggested by how and who would enforce that. The vote was taken as to whether the board should continue to spend time working on this potential project. The vote was 36 in favor and 17 opposed.

### **Safety & Security - Scott McDonald, Jeremy Leavitt**

- Gate 4 Double Lock
  - Gate 4 has a double lock system due to shared use with the Pine Ridge Estates Association. They have access to a fire escape route.
  - One lock uses our key, one lock uses the Pine Ridge Estates key
- You are responsible for your 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
- Gates
  - Gates and roads should not be changed or modified without Board approval.
  - Gates should be left closed and locked. If you find them open, please close and lock them.
  - Gate 7 is being left open frequently.

You are responsible for your keys - we keep track in our accounting system of what key numbers have been sold to each lot. If you sell your property the new owners should be given the keys assigned to your lot.

There are no fireworks or gunfire in the association. Be mindful of guests, speed limits, fireworks, etc. Please be sure your guests are aware of the policies in the association. .

### **Member Communication - Jake Huggard**

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).

We will post the annual meeting presentation slides on the Pine Mountain website.

### **Board Member Election - Jarid Love**

- Elections for 4 new board members took place. The following 4 members were elected to the board - Mike Edwards, Chad Costello, Shaun Hansen and Steve Jolley.

Thank you everyone for coming to the meeting. Your input is very valuable to the board.

The new board will have a short meeting directly after this meeting.