



## PMLOA Board Meeting Agenda

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| Location:      | Virtual                                     |
| Date:          | July 21, 2022                               |
| Time:          | 6:00 pm                                     |
| In attendance: | Jarid, Becky, Shaun, Terri, Scott, and Chad |
| Absent:        | Mike, and Steve                             |

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

1. Shaun or Jarid will install a new solar panel on gate 1. We have the new solar panel and Shaun and Jarid will install it within the next couple of weeks.
2. Scott will ask Brad for a quote on a heavier arm for gate 7. Scott will pick up the arm from Brad. Jarid and Shaun will install the new arm. The landowner who brought in a tiny home damaged the gate post. They have agreed to fix the post. The post will need to be cemented in. The arm will need to be put on first. They should not be touching the gates without board approval.
3. Jarid will stake out the parking lot and meet with Steve and Doug. This hasn't been done.
4. Steve will talk to Doug about different materials for Deer Run. Steve will send an email to the board since he wasn't able to attend the meeting.
5. Steve will talk to Doug on Friday, he will ask Doug what he has spent so far and give us a breakdown. We will check with Steve to see if he has the breakdown.
6. Chad will put a notice on Facebook about the chipping. This went very well. Great job Chad.
7. Jarid will add the Meadow Road easement to google docs. This hasn't been done.

### **New Items:**

1. CC&R & ByLaws Review - We will review at our next meeting when Mike and Steve are available. Chad said this information was great to review when he first became a Board Member.
2. Road Maintenance update - Steve will give an update via email to the board. No base has been put on the roads.
3. Next steps on gates:
  - a. Cameras (and budget) - getting the information from the camera's was great for the board. The camera's put a message out there to the landowners. Pine Ridge uses the road to gate 3 quite



often. We were able to see how much usage gate 1 gets. Chad was surprised how much gate 7 is used. Becky recommended we put more money on the SCR side because of the usage of the gates. We need to put the camera on a post so we can see both sides of gate 7. We have a lot of people coming in during the night. Jarid proposed we put permanent camera's on gates 1 and 7. We have an additional camera to rotate for the other gates. Chad said we can get unlimited pricing annually for gate 1. Chad will continue researching costs and put a proposal together for the camera's. He receives 20% off every camera with his plan. The board discussed different camera packages. Becky made a motion for \$100.00 a year, Scott seconded the motion. The board was all in favor of moving forward with a camera package. Chad will work with Jarid, our budget is pretty tight. We have had several properties sold recently. We will use the \$150.00 transfer fees to pay for the camera's. We will move forward with cameras. Last meeting Mike recommended we put lock boxes on all gates. The board feels this is a good recommendation.

- b. Gate 7 repair - Once Scott gets the arm from Brad, Shaun will install it. Becky will work with the landowner's to fix the post.
- c. Power on gate 1- getting power to this gate will be beneficial. We are on the list with the power company. Chad said it doesn't make sense to automate gate 3 based on the usage.
- d. Follow up on gate 4 - next step. One of the recommendations from the annual meeting was to go back to the Pine Ridge Association. We were trying to resolve the two lock situation. A camera could help with gate 4 being left open and vandalism.

If we move gate 4 up to where it was originally, it could eliminate the issue. Becky would like the board to drive up and look at where the gate was originally. If we move the gate up where it was it would resolve the problem. Jarid asked the board members to go visit the area. Look at where gate 4 is now and where Pine Ridge gate is located. Look to see where the poles were originally for gate 4. Scott will take pictures this weekend.

4. Gates on Juniper and Aspen Drives - Chad looked at the road on ONX. Becky feels they have blocked the road access. The Juniper road is not being maintained due the grader can not back out that road or turn around. We need to work with the landowner's to get a turn around at the end of Juniper road. This road is narrow and is a fire issue. A fire truck can't get up Juniper road. We need to look at getting a turn around on all the roads that are dead ends. There are grants available to research to help us with the turnarounds. Jarid asked Chad to keep this in mind since he has a meeting with the Forest Service on Monday. Chad will report back to the board. Becky mentioned to let the Forest Service know about the Spring City program. We will need to talk with the 3 landowner's at the end of Juniper road about the turn around and easement. Becky will get with Steve. Terri will provide Becky with the 3 landowner's information.

Terri mentioned we need to update the map with names. Jarid will send Scott the link.

Aspen Drive - The Eldredge's can't get into their property because of a gate put at the end of a association road. Cal Nelson's property was sold and the road was altered, the gate was put in. Jarid will contact Aaron Black to discuss. The new owner may not be aware there are landowners



beyond the gate.

5. Changing Locks on Dumpsters - Scott recommended we put signage and another camera up at the dumpster. Pine Ridge is using our dumpsters. Shaun asked if there was somewhere else we could put the dumpster. Becky will visit some landowners regarding moving the dumpsters. We will discuss it at our next board meeting. Jarid will follow up with the Blacks regarding who in Pine Ridge has property in our association.
6. State wide fire ban & action items - the board reviewed the state fire ban. No open fires unless in a designated campground or a permanent fire pit with water access. No smoking, or fireworks, cutting, etc. We will add to Facebook and Chad will send out an email to the landowner's.
7. Collections - continuing to follow the collection policy. Terri has contacted those landowner's via phone, email and certified letters. Each association meeting she will give an update to the board.

#### **Action Items:**

1. Shaun will install a solar panel on gate 1.
2. Scott will pick up the new arm from Brad and give it to Shaun.
3. Steve will send an email to the board regarding different materials for Deer Run and the breakdown for what Doug has spent so far this year for roads.
4. Chad and Jarid will work together on the camera system.
5. Shaun will install the new arm on gate 7.
6. Board will drive the area where gate 4 originally was located and look at the poles and see where the Pine Ridge gate is located.
7. Scott will take pictures of where gate 4 was originally and the Pine Ridge gate.
8. Becky and Steve will coordinate with landowner's on Juniper Road for a turnaround.
9. Terri will email Becky and Steve the landowner's contact information.
10. Jarid will send Scott the link so he can update the map with landowner names.
11. Scott will ensure his software will work to update the names on the map.

Thanks everyone for all you are doing for the Association.

#### **Next Board Meeting:**

August 25, 2022