



## PMLOA Board Meeting Notes

Location:	Virtual
Date:	August 24, 2022
Time:	6:00 pm
In attendance:	Mike, Stephen, Jarid, Chad, Scott, Becky, Shaun and Terri
Absent:	

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

1. Jarid will stake out the parking lot and meet with Steve and Doug. The neighbor next door to the parking lot would like to meet with Jarid. They have concerns with people blocking their driveway to their backyard. They want to know where the boundary is located. They have issues with the boundary line, the entrance of our driveway is on our property and on their property. They are concerned about the parking lot being a junkyard. They are wanting the parking lot surveyed. We paid for a survey a few years ago but the markers have disappeared. Steve said there should be markers we could locate. Becky feels they should pay to have it surveyed.
2. Jarid will add the Meadow Road easement to google docs. Jarid will get this done after the meeting.
3. Becky and Steve will coordinate with landowner's on Juniper Road for a turnaround. Most of the landowners are OK with the turnaround. They do have questions on how much of their land would be needed. Chad will get the information from the fire folks and get to Becky. We need enough room for the grader to turn around and fire trucks.
4. Jarid will send Scott the link so he can update the map with landowner names. Jarid will get this done.
5. Scott will ensure his software will work to update the names on the map. Scott will get this done.
6. Jarid will talk to Aaron Black and the new property owner regarding the gate that was installed across the association road. He feels the two landowner's should have a discussion about the location of the gate.

### **New Items:**

1. CC&R & ByLaws Review - the board reviewed the following sections.  
Association Roads - The road easement includes a firebreak that should be 15' from the center of the road. We don't follow this very well. Chad recommended we send this out when we get ready for clean



up day. Mike stated we don't meet the forestry fire break. We need to keep this up as much as we can. Some landowner's have asked about pulling brush back on corners.

Road Speed Limits - the speed limit is 15 mph. Mike feels we need more speed limit signs.

Entry Gate - the entry gate is under photo surveillance. The repair of any damage caused to the gate will be charged to those responsible for the damage. The minimum fee charged will be \$350.00. The minimum fee may increase as time goes on. As a board, we need to reinforce this. If we have issues we should revisit this section in the CC&R's.

Trailer, Awnings and Coverings - We do have a few trailers that have been left over a long period of time. The CC&R's state trailer's can be left year round if they have an awning. The awning should be constructed in a manner to withstand the snow loads as prescribed by county snow load requirements. If we see these trailers we should follow up. We don't want the trailers to cave in and end being left on members' property to create issues. At some point, we should have a defined policy regarding trailers. As we are driving through the association, watch for these trailers.

Shaun asked about the tiny homes. The county won't approve them. Jarid recommended we have members contact the board regarding tiny homes. Mike recommended we add a section for tiny homes. We need to treat tiny homes the same as cabins, landowners need to notify the board. We will add a policy for tiny homes. Chad will create a tiny home policy draft for the next board meeting.

Electrical Utilities - electrical supply lines will need to be installed underground. Members have to follow the guidelines of the utility company. We will address power in the next annual meeting.

2. Road conditions and road work update - Scott said Doug will split the grading invoice for both sides. He has put some road base on Twin Creek Road.

- Different materials for Deer Run. Deer Run washed away and filled the culverts again. Discussed newer materials for the roads. We will ask Doug to get our road materials from a different pit for roads that are having issues. Mike said we should be investing on Deer Run Road.

3. Gate Report

- Gate 7 repair / temporary chain - we can't put the arm on until the gate post is fixed. We will have Becky contact Russ and hire him to fix the post and pass the cost onto the people who brought in the tiny home. Becky will work with Russ on contacting the people.
- Gate 1 incident - Scott sent bids for gates before the meeting. The board will review the bids and discuss the next steps.
- Gate 2 - 5 - someone has put tape over the eye. Discussed moving the gate. It was discussed in the annual meeting to talk to Pine Ridge. Jarid will have a discussion with the President. The members did not get to hear all the information at the annual meeting regarding moving the gate. Jarid and Chad will work on the communication on moving the gate. Once the communication is approved, we will email it out to members, post on facebook and mail out to those members who don't have email access. We will collect a vote electronically after 30 days. Terri asked to see the electronic vote. Shaun asked why we can't wait until spring to move forward with the gate. Mike stated he is not comfortable as a board member voting after 30 days. Terri asked what is the cost to move the gate? We have \$10,000 in volunteer funds.

4. Fire mitigation plan next steps - Chad reported no changes right now. They have a few plans on logging in the forest. They are working on their plan. Chad and Jarid will attend the meeting in September.



5. AirBnB and VRBO - we have a policy about running a business in the association. Businesses are not allowed in the association. Should we send out communication since this is being asked in our association? Pine Ridge does allow AirBnBs in their association. Jarid will talk to Pine Ridge. Chad said there are landowner's outside our association who use the association roads who do operate AirBnBs. Jarid recommends we have a friendly discussion with these landowner's. We do have landowner's outside the association sign easement agreements. We could incorporate this in the easement agreement.

6. Collections - we have approximately 4 or 5 members who are past due. Terri will send the names and their property location to the board.

7. Thistle - we are having complaints about some landowner's not taking care of the thistle on their lots. Terri will send the contact information to Chad. He will make a friendly reminder letting them know it is each landowner's responsibility to take care of thistle on their property.

### **Action Items:**

1. Chad will create a tiny home policy draft for the next board meeting.
2. Board will address power in the next annual meeting.
3. Steve will talk to Doug about getting our road materials from a different pit.
4. Invest in the Deer Run Road.
5. Becky will contact Russ to fix the post at gate 7.
6. Becky will work with Russ to pass the cost to fix the gate to those who are responsible.
7. The board will review the bid gates for the gates and discuss.
8. The board will send out road easement communication for clean up day 2023.
9. The board will create a more defined policy for trailers and tiny homes.
10. Pine Ridge Association allows AirBnB's in their association. Jarid will talk to the President.
11. The board will add AirBnB's to the easement agreements signed by landowner's outside our association.
12. Chad and Jarid will attend the fire mitigation planning meeting in September.

### **Next Board Meeting:**

September 22, 2022