

PMLOA Board Meeting Agenda

Location: Virtual

Date: September 22, 2022

Time: 6:00 p.m.

In attendance: Jarid Love, Scott McDonald, Chad Costello, Becky Holbrook, Steve Jolley, Shaun Hansen joined last 15 minutes.

Absent: Mike

Update on Action Items:

1. Jarid will stake out the parking lot and meet with Steve and Doug.----Not done yet. Ron and Shawna Nay who own the house next to the parking lot contacted Becky about the property lines. They are going to put up some signs about not parking in front of the driveway. Jared will meet with Becky to help establish those lines so we can meet with the Nays and begin resolving the issue.
2. Jarid will add the Meadow Road easement to google docs. --- Not done yet. Becky will send Jarid another copy.
3. Becky and Steve will coordinate with landowner's on Juniper Road for a turnaround.— In progress Chad will find out what space is required for a fire Turnaround.
4. Jarid will send Scott the link so he can update the map with landowners names— Not done yet
5. Scott will ensure his software will work to update the names on the map – Not done yet
6. Chad will create a tiny home policy draft for the next Board Meeting — Not done yet
7. The Board will create a more defined policy for trailers and tiny homes. --- Discussion involved treating tiny homes like a trailer, making sure roofs had a Proper snowload requirement, and if it collapsed then the Association could require clean-up within 30 days or the Association could clean it up and charge the owner. If put on a foundation (not wheels), then the owner must go through the county. Use of a Tiny Home must give notice to the Association.

New Items

- 1, CC&R & Bylaws Review– skipped
2. Gates
 - a. Gate 7 – next week Chad and Russ Gardner will be working on it. It was unanimously agreed to disconnect the sensor also for now.
 - b. Moving Gate 4— Scott suggested we move the gate up and make a turnaround. Chad suggested we just put up a sign that said “NO TURNAROUND” instead. The Board unanimously agreed. It was felt that Jake Huggard's property was steep enough and had foliage that that out weighed the negatives of moving Gate 4 down. It will be done in the Springtime.
 - c. Gate 1 — Steve has a welder that charges \$50 in shop and \$75 for mobile work. He suggests two 14' gates for around \$300 and that we do most of the work ourselves. Scott will work on getting the openers that work together.

Steve will work on the cement pad and conduit from one side to the owner. Becky received a final power bid at \$7,436.77 which was \$2500 more than they bid at the first of the summer. It was decided that that was too much money. Becky will talk to the Richardson's across the street and see if we can tap into their electricity and compensate them. Aaron Black will contribute \$2,000 towards the project. The Board unanimously agreed to go forward with this.

3. Road work and remaining budget— About \$10,000 s left over from the road budget. Steve will talk to Doug about getting 1 ½" rock that is angular, not round and more than an inch deep for some areas. He will address Deer Run Road also. We may use some of that money for culverts.
4. Fire mitigation meeting report from 9/10 — Chad attended the meeting. Only 3 Associations attended, so priority will be given to those areas. He will be working on updating our fire plan and share it with us. If the money is used for the roads they would have to be widened 50' on each side and every land owner would have to agree. The Board agreed that that probably couldn't be accomplished. So Plan B is to use the funds to work with the Fire people in cooperation with the landowners to create defensible space, where there is] a shared 50/50 cost, where the Fire people do the work. The prices would probably range from \$1,500 to \$5,000 per lot. The land owners would have to agree to maintain it. The Fire people are going to come and rive with Chad and Jarid to look for problem areas and make suggestions.
5. Pine Ridge Association allows AirBnB's in their association. — We do not. So Jarid will talk to the President The Board does not want these renters on our roads... So the Board will add AirBnB's exclusions to the easement agreements signed by landowners's outside our association.
6. Dumpsters ---- It was suggested that we use a non-gate key for the dumpsters. Mike had suggested that each lot gets 1 key, but Board members thought that should be 1 per landowner, no matter how many lots to save money.... Then if the key was duplicated in any way, the landowner would have to pay to re-key the whole association. The dumpsters would be removed in October, so this would be implemented after that and the Board unanimously agreed. Becky said there is a need for full time residents to have a dumpster as Whispering Pines will no longer let us pay to use theirs. Becky will look into where it could be placed and make it a private dumpster paid for by only those who choose to use and pay into it.

Next Meeting

Thursday, October 27th 6:00 p.m.

No meeting in November or December

Next meeting after that would be in January