



PMLOA Board Meeting Agenda

Location:	Virtual
Date:	January 26, 2023
Time:	6:00 pm
In attendance:	Stephen, Terri, Chad, Jarid, Scott and Becky
Absent:	Shaun, Mike

Update on Action Items:

1. Scott will ensure his software will work to update the names on the map. Jarid will send the back up map to Scott.
2. Pine Ridge Association allows AirBnB's in their association. Jarid will talk to the President.
3. Scott will create a draft agreement for the electricity. The draft has been sent out previously. Scott will send it to the board. The board will review and send feedback by the end of next week.
4. Jarid will purchase combination locks to put on the electric gate openers. The one purchased doesn't work. We had a gate problem on gate 5 so Jarid didn't want to create another situation where landowners who live there can't get in.
5. Jarid will create a lockbox policy. The document is started, he will finish and send it to the board for review.
6. Terri will create a draft standard trenching policy. This is not done.
7. Jarid will update the key policy on the website to add fees when property is sold if the keys are not transferred to the new owners. He will send it out for board approval.
8. When the key policy is finalized, Terri will add to documents sent to the Title Companies.
9. Jarid will add the Meadow Road easement to google docs. Becky will send the easement to Jarid.
10. The board will add AirBnB's to the easement agreements signed by landowners outside our association. This needs to be done.
11. AirBnB/VRBO Policy - Chad will work on this policy.
12. The board will create a more defined policy for trailers and tiny homes. Chad will work on a draft.

Jarid asked the board to work on their assignments and get drafts sent to the board by next week.



New Items:

1. CC&R & Bi-law review - the board reviewed the Motorized Vehicles and the Fire Restrictions, upkeep, weeds & property conditions section. The board will continue to review these areas.
2. 2022 year end budget report - the budget was reviewed and approved. We had \$12,000 left over from the road budget. \$8000 will be used on the Spring City Ranchero side since not all the work was completed. Some of the smaller roads cut in were not graded, Steve will have this done this season.
3. 2023 budget - the budget was approved by the board. Chad motioned we take \$3000 from the left over road budget from 2022 and put towards the parking lot expansion. Becky seconded the motion. All in favor of the motion.
4. Doug Shelley invoice - all invoices have been paid for the north and south side. Nothing is outstanding.
5. Annual meeting dates & planning - the annual Association meeting is scheduled for Saturday, June 3rd. The board will begin working on the planning at the next board meeting.
6. 2023 Dues & Sanpete County records - Terri will request the records next week. The dues invoices will be emailed out in March.
7. Adding to the parking lot - moving forward on this project.
8. Gate 1 plan and electricity - once the electricity agreement has been approved we will move forward when the weather permits.
9. Moving gate 4 - Chad is recommending we move gate 4 to the original location. Moving the gate will resolve the issues we have with gate 4. We will discuss the plan for moving the gate in the February board meeting.
10. Clean up date - the date will be Saturday, June 10th. Becky is willing to be the lead for clean up day. She did a great job last year! Chad will work on maps for chipping and have members notify the board so the Forest Service doesn't miss areas. .
11. Fire mitigation plan for members - Chad communicated the plan is to train 6 to 8 people on what to look for. There is money available for shared costs for members and the state.
12. New key system for trash - the board is going to move forward with a new key system.
13. Pine Ridge payments for parking lot and road maintenance - Pine Ridge Association has said they are willing to help with road maintenance from the pavement to gate 4. Some of their members are using the parking lot. The board discussed that since PMLOA owns the parking lot, Pine Ridge may be willing to pay for maintenance of the parking lot. Jarid will talk to the President to see how much they are willing to contribute. Terri has some concerns of us letting Pine Ridge members use the parking lot. We may not have space for our association members in the future. We could cover this in an agreement if we decide to go with this plan. We need to define the property line on the south end of the parking lot. Our neighbors are wanting to put up a gate and we don't want our members driving on their property.

Whispering Pines had requested we grade Meadow Road a second time this season. There has been a verbal agreement for maintenance of Meadow Road between the two associations. Becky is going to talk to the President of Whispering Pines and report back to the board.



Action Items:

1. Send back up map with names to Scott - Jarid
2. Review the draft electricity agreement and send feedback by February 3rd - the board
3. Follow up with the President of Pine Ridge Association regarding AirBnB's - Jarid
4. Lockbox draft policy - Jarid
5. Standard Trenching policy draft - Terri
6. Key policy update - Jarid
7. Send Meadow Road easement to Jarid - Becky
8. AirBnB/VRBO policy - Chad
9. Draft more defined policy for trailers and tiny homes- Chad
10. Moving gate 4 plan - February board meeting.

Future Action Items:

1. Meet with the Nays to go over parking lot property line - Jarid, Becky
2. Conduit for gate 1 and pour the cement pad - Steve
3. Put the association sign back up on the gate - Steve
4. Create an updated sign for the Gate - Jarid
5. Juniper Road turn around - Becky, Steve
6. Combination locks for electric gates - Jarid
7. AirBnB's policy added to easement agreements - Board
8. Create chipping maps/have members notify the board - Chad

Next Board Meeting:

February 23,2023