



PMLOA Board Meeting Notes

Location:	Virtual
Date:	April 27, 2023
Time:	6:00 pm
In attendance:	Mike, Chad, Steve, Terri, Jarid, Scott, Becky and Shaun
Absent:	

Update on Action Items:

1. Jarid will communicate with David Tyler, the President of the Pine Ridge Association to see how much they are willing to contribute to the road budget. We have the breakdown and Jarid will communicate the road breakdown for that area.
2. Jarid will create a document in google docs with the Association Presidents information surrounding our association. Jarid has the information and will add it to google docs.
3. Jarid is proposing we work on verbiage where the association will not have any liability if landowner's do not follow Sanpete County regulations.
4. Jarid will add the Meadow Road easement to google docs. He will get this done.
5. Scott will confirm with Doug the cost of culverts and communicate the 4 individual invoice breakdowns to him. Scott feels we need to get this in writing and give Doug maps. Steve feels we need better communication. Mike doesn't feel we communicated very well. Jarid feels we should meet with Doug in person. He will call Doug. Jarid feels we should provide more information when we send Doug the invoice breakdown.
6. Discussed moving gate 4 back to its original location. If we move the gate Pine Ridge Association will not need access to the roads inside our association. Becky motioned to move gate 4 to its original location, Chad second the motion. The vote was a unanimous vote. Discussed having this gate be automated. We will not automate the gate at this time. We will get rid of the second lock for Pine Ridge Association. We will put up no turn around signs before gate 4.
7. Jarid will communicate with Aaron Black the association will not be offering easement agreements to the new development at this time. This has been communicated.
8. Becky will meet with the Richardson's once they are able to come to their property to finalize the electricity agreement. This will be done in May.



New Items:

1. We will bring in 2 dumpsters on May 15th. We will rekey the locks on the dumpsters and number the keys. We will start with D and 3 numbers. This will be announced at the annual meeting. Association dues will need to be paid to receive a dumpster key. 1 key will be issued to each landowner regardless of how many lots are owned. The full time resident dumpster will be picked up on June 15th.
2. Remotes and a numbering system starting with 001. Remotes and keys have been ordered. Mike is going to research engraving options. We will send out a reminder in May and include having members bring remotes to the meeting so they can be numbered.
3. Steve will do some research for the trenching policy and make some updates to the policy. Steve will get this done.
4. Upcoming road work - We will do two gradings this year. The lower sections and then wait until the snow melts for the higher sections to be graded. Discussed using crushed concrete. The down side is the dust. Steve will check around the area to see if we can get crushed concrete. We have a couple of months before we put materials down on the road. Jarid asked if Scott or Steve had coordinated with Doug? Asked where the area the culvert needs to be put in on Meadow Road. If we don't put the right culvert in, it will plug up. Every culvert we put in is going to be different depending on the area. We were thinking the Meadow Road culvert would be \$2000. We may have road damage due to the snow melt. We are going to do the turn around on Juniper Road. There is approximately \$12000 left over from last year on the Spring City Ranchero side. It will cost approximately \$3000 to finish gate 1. We don't know what the cost will be to do Juniper Road.
Board discussed it was determined if Pine Mountain Ridge Association wants to use the parking lot, they should pay for the parking lot project since PMLOA owns the land.
5. Annual meeting preparation - Jarid will get the slides updated. Discussed the slides board members will cover. Jarid asked the board to look at what needs to be done for the annual meeting. Everyone please review their slides by the May meeting. As a reminder, we will have questions at the end of the meeting not during the presentation. The chipping schedule will be June 12 - 15th. We will have an additional chipping in October.
6. Skyline Acres - we will do more research.
7. Status of dues - 39% of the dues are not paid. We are having issues with landowner's outside our association who signed easement agreements who have not paid their due last year and so far this year. Chad will have his attorney review our easement agreement. We will send a copy of the easement highlighted with a demand for a payment letter. We can send them to collection, lien their property or they can return the keys and remotes to the association.

Action Items:

1. Communicate to the Pine Ridge Association President the road breakdown for that area - Jarid
2. Meadow Road easement added to google docs - Jarid.
3. Call Doug and meet with him in person to discuss the roads for this year - Jarid
4. Provide Doug more information with the invoice breakdown and include maps - Scott & Steve



5. Add no turn around signs before gate 4 - board.
6. Meet with the Richardson's - Becky
7. Trenching policy - Steve
8. Update the slides for the presentation for the annual meeting - Jarid.
9. See what needs to be done for the annual meeting - board.
10. Provide the snacks, drinks and ice for the annual meeting - Terri.
11. Review your slides for the annual meeting before May meeting - Board
12. Have an attorney review the our easement agreement - Chad
13. Jarid will update the key policy on the website to add fees when property is sold and the keys are not transferred to the new owners. We will follow the lost key fee schedule \$100, \$250 & \$500. We will get this on the website & present at the annual meeting.
14. Gate 1 next steps - we are most likely a couple of months out before we can do the trenching, run the power line and pour the cement pad.
15. Put the association sign back up on the gate - Steve

Next Board Meeting:

May 18th, 2023

Future Action Items:

1. Meet with the Nay's to go over parking lot property line - Jarid, Becky
2. The Board will create a paragraph for the secretary to send to landowners when keys and remotes are sold.
3. Chad will make changes to the AirBnB/VRBO policy
4. When the key policy is finalized, Terri will add to documents sent to the Title Companies
5. Create an updated sign for the Gate - Jarid
6. Juniper Road turn around - Becky, Steve
7. Combination locks for electric gates - Jarid
8. AirBnB's policy added to easement agreements - Board
9. Create chipping maps/have members notify the board - Chad
10. Work on verbiage for a policy where the association will not have any liability if landowners do not follow Sanpete County regulations.
11. Research Skyline Acres.