



## PMLOA Board Meeting Agenda

Location:	Virtual
Date:	March 16, 2023
Time:	6:00 pm
In attendance:	Jarid, Becky, Scott, Shawn, Terri
Absent:	Mike, Stephen, Chad

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

1. Pine Ridge Association allows AirBnB's in their association. Jarid will communicate with David Tyler, the President of the association. He will create a document in google docs for the Association Presidents around our association.
2. Becky will talk to the Richardson's and finalize the electricity agreement. Due to the weather the Richardson's haven't been to their property.
3. The lockbox policy will be added to the PMLOA website - This is done - Jarid
4. Steve will do some research for the trenching policy and make some updates to the policy. He will send out He will send out to the board before the next board meeting.
5. Review the verbiage in the CC&R's regarding trailers and tiny homes - Jarid, done.
6. Updated information for tiny homes policy - Chad. Jarid has been giving this some thought. He thanked Shaun for bringing to the attention of the board that we don't want to micro manage the association. Chad found out from the zoning department that they do not issue building permits for tiny homes. Any home has to be 24x24. Sanpete County doesn't allow tiny homes. Tiny homes are on wheels. Becky asked about the association and the liability with tiny homes. Jarid is proposing we work on verbiage where the association will not have any liability and if you are building it is your responsibility to get with the county. We will include anything that needs modification, or damage to the roads will need to contact the board. Chad will write the document up and will review with the board. Shaun said we need to keep in mind how much regulation we want in the association.
7. Chad will make changes to the AirBnB/VRBO policy for the board to review. Pending
8. Jarid will communicate with Pine Ridge to see how much they are willing to contribute to the road budget before the next board meeting. Pending
9. 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. We will follow the lost key fee schedule \$100, \$250 & \$500. We will get this on the website & present at the annual meeting.



10. Jarid will add the Meadow Road easement to google docs. Becky will send the easement to Jarid. We will get this done.
11. Jarid will create a spreadsheet with a budget analysis for Meadow Road. He is working on this for Meadow Road and the road to gate 4.

### **New Items:**

1. Review adjusted 2022 numbers after taxes. Jarid made adjustments on prepaids on the budget. This reduced our taxes to zero.
2. Lower lots on Pine Creek Drive - Aaron Black called and said they are going to be developing the property leading up to gates 2, 3 & 4. There will be 20 individual lots developed. He is asking if we are going to offer an easement agreement to these landowner's. The easement would allow them to enter our association. The board discussed this and decided we will bring it up at the annual meeting. Jarid will let Aaron know the association is not going to offer the easement agreements at this time.
3. Annual newsletter - reviewed the newsletter for the upcoming annual meeting. Jarid asked as the snow melts, let's be looking for areas which are puddling for road maintenance. Discussed remotes and a numbering system. We will start with 001. Discuss more details in the April meeting.
4. 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.
5. Culvert on Meadow Road and 60/40 split. Whispering Pines board will be voting on this agreement. Each culvert is going to cost approximately \$2000. Scott will double check with Doug to confirm the cost. We will need 3 or 4 individual road maintenance invoices from Doug this year. Scott will communicate to Doug what the invoice breakdown will be. Jarid is working on a budget analysis for Meadow Road and the road to gate 4.
6. Gate 4 - the board reviewed the discussions on moving gate 4. Some board members remember voting on moving it back to its old location while part of the board remember agreeing to look into it more without an actual vote. Jarid will email out to the board for an actual vote on moving the gate.

### **Action Items:**

1. Chad will update the tiny home policy and send it to the board.
2. Jarid will communicate with David Tyler AirBnB's and how much their association would be willing to contribute to the road budget.
3. Jarid will get the updated key policy added to the website.
4. Jarid is working on the budget analysis for Meadow Road and the road leading up to gate
5. Jarid will add the Meadow Road easement to google docs.
6. Jarid will communicate with Aaron Black the association will not be offering easement agreements to the new development at this time
7. Scott will confirm with Doug the cost of culverts and communicate the 4 individual invoice breakdown.
8. Jarid will create a google doc form for Association President information around our association..
9. Steve will research for the trenching policy and give an update.



10. Becky will meet with the Richardson's once they are able to come to their property to finalize the electricity agreement.

**Future Action Items:**

1. Meet with the Nay's to go over parking lot property line - Jarid, Becky
2. Board will create a paragraph for the secretary to send to landowner's when keys and remotes are sold.
3. Gate 4 plan
4. Chad will make changes to the AirBnB/VRBO policy
5. When the key policy is finalized, Terri will add to documents sent to the Title Companies
6. Put the association sign back up on the gate - Steve
7. Create an updated sign for the Gate - Jarid
8. Juniper Road turn around - Becky, Steve
9. Combination locks for electric gates - Jarid
10. AirBnB's policy added to easement agreements - Board
11. Create chipping maps/have members notify the board - Chad

**Next Board Meeting:**

April 27, 2023