



Annual Association Meeting

Date: June 3, 2023

Location: Contoy Arena, Mount Pleasant, Utah

Attendees: Association Members

Welcome (2023 Summary) - Jarid Love (President) welcomed everyone to the meeting. He introduced the board members. Becky Holbrook, Scott McDonald, Chad Costello, Shaun Hansen, Mike Edwards, Steve Jolley who is able to attend today. Our secretary is Terri Eagan. We appreciate what all the board and the secretary does for the association.

The meeting agenda was outlined for the meeting.

We had an issue with gate 1 being damaged by a construction truck. We are still working to repair the gate. Gate 7 was damaged by a vehicle and we are working on repairs.

Not all the 2022 road budget money was spent on the Spring City Rancho side. It will be carried over to 2023.

Cameras were installed on 3 gates. We move the cameras around to the different gates. Since gate 1 has been open, we have a camera on this gate. You may have seen some of the pictures that have been posted on Facebook. Do you know who this person or vehicle is?

The association clean up was very successful and we'll follow that process this year.

The joint firewood program with Spring City began and will be continued this year.

We had a lot of snow this year.

Annual Dues Report - Jarid Love

The primary objectives of the member dues are:

- Provide critical services (Road maintenance, dumpster, gate repairs, etc...)

- Minimize expense to landowners
- Provide a fair system that equally distributes costs among members

We like where dues are at and will try to keep them the same.

The 2023 dues are:

- \$130 per first lot owned
- \$75 per additional lot
- Dues are to be paid by May 1 each year.
- Please refer to www.pinemountainloa.com/dues for information about late payments and collection policy. The Board will apply late payment penalties, collections, and liens as documented on the website.
- Any Member who cannot pay their dues on time should contact the Board to work out a payment plan.

Financial Report - Jarid Love

The 2023 year-end report was reviewed with landowners.

Majority of association funds are used for road maintenance.

The 2023 budget is \$53,987.00.

Road Maintenance Report - Scott McDonald

We are going to be doing shared costs with Whispering Pines and Pine Ridge Associations this year for the roads. The roads we will be sharing costs with our Meadow Road and Pine Creek Drive leading up to gates 3 & 4.

We will be adding a turn around at the end of Juniper Road for security, fire and road maintenance. We will be working with 4 different landowner's. We are not able to grade Juniper Road and some of the landowners would like their road maintenance and graded every year. Morgan Warner asked if we are going to be adding a turn around to all the roads. Long term we will be looking at other roads that need or require a turn around for road maintenance.

We will need to work on bar pits and culverts this year. Culverts are approximately \$2000 each. Culverts on association roads are maintained by the association. Culverts across your property are the landowner's responsibility. Trees, bushes along the road on your property are your responsibility to keep cut back. Trenching on the roads needs approval from the board.

- The budget for 2023 road maintenance is **\$32,500**.
- SCR budget \$21,508.33 and WP/SH budget \$10,991.67.
- Scott reviewed the road maintenance map for the north side to show the plan for specific areas. We will be adding road base to Cedar Creek Drive and Archery Drive, Skyline Way outside of gate 5, there are rocks on the road in this area, a culvert is needed on Skyline Way leading up SkyHI to include cleaning out bar pits for drainage.
- Our contractor will be grading all the roads including the roads up to gates 2, 3, and 4.

- We will be grading from gate 7 to the Spring City Canyon road this year. This is a fire escape road.

If your road needs work you can post on our Facebook page or email the board. Thank you for your input.

Members, if you have culverts across your driveway to your property, please ensure they are cleaned out.

The roads and gates belong to the association and any modifications (even if they are temporary) need to be approved by the board.

The members are unhappy with how long gate 1 has been left open. This is causing security issues and we have had someone wandering around on members' patio.

Sugar Pine Road has part of the road sloughing off. If you are aware of other roads with issues, please get with Becky for the SCR side after the meeting. Some members brought up issues with culverts.

Please report any gate issues to the board.

Member Communication - Chad Costello

Please keep your email address information current to continue receiving this and other important communications. Please send email address changes / updates to boardmembers@pinemountainloa.com.

We are using the website, Facebook and you can email the board with any questions you may have. Chad reviewed the website and the information on the website such as; meetings, maps, association documents.

Facebook, we recommend you join the group. If you have issues joining the group please reach out to the board. For security reasons, the questions we ask are: what lot do you own and are you an owner?

We will post the annual meeting presentation slides on the Pine Mountain website.

Safety & Security - Shaun Hansen, Mike Edwards

- If you see an open gate please lock it. We are having issues with gate 1 and 7. The speed limit is an issue. We have kids driving around corners too fast and someone is going to get seriously hurt. Chad said he was driving his vehicle and saw a 4 wheeler coming around the corner fast, if he hadn't stopped they would have run straight into him.
- There is no shooting allowed in the association. We have had a couple of issues with people shooting. When Chad spoke to one of the landowner's he explained bullets can ricochet. Be mindful of guests, speed limits, fireworks, etc. Please be sure your guests are aware of the policies in the association.

- . You are responsible for your keys
 - Key numbers are assigned and tracked to property owners
 - Unauthorized / Authorized Visitors – Question them or report them
 - If you sell your property, you need to pass your keys on to the new owners. We have updated the key policy. We are monitoring keys for security. We want to keep it safe & secure.

Buying and Selling Properties.

When a property is sold in the association, it is the owners responsibility to transfer all keys and remotes to the new land owners. Keys and remotes will be tied to the property. If you purchase a property and the land owner did not provide you with keys and remotes, it is your responsibility to retrieve the keys from the former owner. If the previous owner is not able to find all of the keys, a lost key fee will be assessed for any key that is not transferred to the new land owner. The lost key fee will be assessed at closing and the title company will be provided with the fee schedule.

The cost of the first replacement key is \$100

The cost of the second replacement key is \$250

The cost of any additional replacement keys beyond the second one is \$500

- Gates
 - Gates and roads should not be changed or modified without Board approval.
 - Gates should be left closed and locked. If you find them open, please close and lock them.

Members said gate 3 is very difficult to unlock. It was brought up last year. We need to reweld the gate. The board has talked about the issues we are having. We will get a timeline emailed out for gate 1 and gate 7 within two weeks.

Some members are concerned about properties looking like squatters have moved in. Some members do not get up to their property much or live out of state. We may want to watch for issues with this.

If you see damaged gates please let the board know.

Shaun - trenching, you need to get approval from the board. If you have a contractor or you dig on association roads you are responsible for the road and we will hold you responsible for a year.

Mike - as costs go up, maintenance goes down. A year like this proves we need to do more work.

AirB&Bs are not allowed in the association. The governing documents do not allow for any business to be run out of the association.

Fire Mitigation and Safety - Becky Holbrook, Chad Costello

We are working very closely with the Forest Service and State in protecting structures and properties.

Defensible space is the buffer you create between buildings on your property and grass, trees, shrubs. This area is needed to slow or stop the spread of wildfires.

Home ignition zone, including structures 0 - 5' out, is the most important zone to take immediate action on as it is the most vulnerable to embers.

The extended zone includes everything 30 - 100', out to 200'.

The goal is not to eliminate the fire but to interrupt its path and keep flames smaller.

Preparedness - embers travel, clean out gutters, dying and drying out trees, bushes. Clean out all dead fall. Start preparedness around your structures. We always have fires on the mountain.

Spacing of trees, some trees are very combustible. We will post these on the website.

There is a grant available through the state. The landowner will volunteer to do some of the work. We decided with the state to not work on the roads, we would have to get permission from every property owner to widen past the association easement.

Facebook is the fastest way to report fires.

Chad will post resources available the state provides.

We will be partnering with citizens from Spring City who would like to collect wood again this year. If you would be interested in having someone from Spring City come and cut down trees on your lot in exchange for wood, please contact Becky Holbrook at 801-369-1351.

Cleanup Day - Becky Holbrook

Our annual spring clean up day is June 10th. We need your help with trees and branches that are overhanging the roads in several places. Visibility around some turns is impaired. Thistle is spreading. Round Up will not kill thistle, use a broad weed killer.

Come meet other residents and enjoy drinks and treats. Meet by gate 1 to pick up supplies anytime between 10 - 3. We will have a spray for thistle and also have a spray that kills Oakbrush available.

Steve Reagan asked if anyone knew of native grasses that would be good to plant?

The Forest Service is scheduled to come through June 12th - 15th with a wood chipper. Stack cut branches on sides of road with the cut-side facing the road. No rocks or roots. If you make chipping piles please let Chad know, he is going to give a map to the Forest Service. Last year some piles were missed because they were not sure the property owner wanted the piles chipped. The Forest Service will be coming back Oct. 2nd - 5th. They can chip 8" - 10" logs.

If you see trash along the roads please stop and pick it up. We need everybody's help to keep our association clean.

There is a green waste dump station south of Mt. Pleasant.

Help us keep our dues low so we don't have to pay for this service. Cleared roads are critical for public safety as they allow access to emergency vehicles.

Association Projects

- Moving gate 4
The board was asked to do more research regarding moving gate 4 last year. The board has researched this and have decided to move gate 4 back to its original location. Since that time a new subdivision was announced between SCR - WP/SH so it was decided not to move the gate closer to the payment. Moving the gate to its original location will resolve the issue. Other associations or subdivisions will not need to access our association to get to their property.
- Expanding the parking lot.
We have complaints that the parking lot looks messy. Vehicles and trailers being left in the parking lot too long. When you have a trailer you take a long section of parking space. This will be a multiple year project.

No road budget is being used to fund this project. We will get donations from landowners and savings.

1st section - this will be a day use/weekend parking only.

2nd section - seasonal parking, longer vehicles

3rd section - long term rental area.

Money from the rental area will maintain the parking lot.

A member mentioned that a couple of snowmobiles have been left for two years. The Board is going to have them removed.

A member said the parking lot was difficult to park this year. A member asked about plowing the parking lot. The board will consider this. Another member recommended a PMLOA parking pass or tag. This would be difficult to monitor.

Discussed Pine Ridge Association members parking in our parking lot. Approximately 70% of them have property in our association. A member stated they do not think the other 30% should use our parking lot. We want to give our landowners priority parking in our lot.

We will be formalizing funding options, staking out the parking lot, obtain quotes for labor and cut in the road this year.

Some PMLOA parked in Whispering Pines parking lot this year. Please do not park in their lot. Please do not drive across other landowners' property

- Gate 1 improvements
Permanent power, a landowner has agreed to let the association tie into their power We just got the agreement signed. We need some trenching done to run conduit and pour a

cement pad. Some members are not happy with how long this process is taking. It was asked why a chain and key have not been put on gate 1 like gate 7. The board said they feel someone will ram the gate and do more damage.

Board Member Election - Jarid Love

We do not have any positions open this year. Reviewed the board members and length of each term. Thank you everyone for coming to the meeting. Your input is very valuable to the board

Members questions -

A question was asked about road easements and parking along the road. The association roads have a 12' easement from the center of road on both sides of the road. Members are allowed to park along the side of the road. A landowner said we would love to have a community where we are friendly and respectful of one another. The board will email out the road easement.

Questions regarding how to get insurance for cabins and structures in the area. It is harder since the association does not have fire hydrants and the fire station is far away. Shaun Hansen said he does have insurance and communicated with those interested.

The question was asked about the lots on Meadow Road that are being improved. They are 5 acre lots.

The board had a short meeting after the annual meeting.

Board position for 2023/2024 are the following:

President - Jarid Love

Vice President - Chad Costello

Road Maintenance - WP/SH Scott McDonald, SCR Stephen Jolley, Becky Holbrook

Security/Safety - Shaun Hansen, Mike Edwards

Secretary - Terri