



## PMLOA Board Meeting Notes

Location:	Virtual
Date:	June 22, 2023
Time:	6:00 pm
In attendance:	Stephen, Scott. Terri, Jarid, Becky, Chad, Mike and Shaun
Absent:	

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

1. Notify the people on Meadow Road who have torn up the road, they will need to get the road back to grade and put road base on it - Looks like they are getting finished with the construction. Chad or Jarid will follow up with the developer to have them grade and add base to Meadow Road.
2. Mike will contact Blue Stakes for gate 1 area and communicate to Becky. Becky will mark the road with red paint again. Mike contacted Blue Stakes and they will meet with Becky. This should be done on Tuesday.
3. Trenching policy - Steve will get this done.
4. Have an attorney review our easement agreement - We should hear back from him by Tuesday, June 27, 2023. Chad
5. Combination locks for electric gates - Jarid will put the locks on the gates once they are fixed.
6. Create chipping maps/have members notify the board - They kept track and we gave them lot numbers. This went great this year.
7. Meet with the Nay's to go over the parking lot property line - Jarid met with them on clean up day. It's hard to tell exactly where it is but judging from the marker across the street the association is 4 - 6 feet on their property. They would like the driveway moved a little further north and add a culvert.
8. Add no turn around signs before gate 4 - .Mike said the signs are up, 4 signs total have been placed on the road leading up to gate 4. A protective cover will be put over the lock this weekend.
9. Work on verbiage where the association will not have any liability if landowner's do not follow Sanpete County regulations. Jarid will work on getting a draft for the board to review.
10. Chad will make changes to the AirBnB/VRBO policy, Chad has made changes and is having an attorney look at adding the policy to the easement agreement.
11. Create an updated sign for the Gate - Jarid, will start working on this. He has been waiting for the gate to be fixed.



12. Juniper Road turnaround - Becky, Steve, and Chad are working on this. The landowners want equal amounts from all property owners. They want the gate taken down that is on the road easement. We will contact the property owner to take the gate down. Chad and Becky will go to the county to look at the road easements recorded on the road before we meet with the property owners. Chad will work on the other road by the Eldredge property.

### **New Items:**

1. Review feedback from annual meeting - we have heard very positive feedback from the members. They said the meeting was very informative and they received good information. Shaun said we could possibly record the meeting next year and broadcast it on FaceBook.
2. Review Road Cleanup Day
  - a. Pine Ridge City Records - some of the members would like our association to cross check records from Pine Ridge Association to verify who owns property in Pine Ridge Association and Pine Mountain Landowners Association. Terri will get the records and follow up with this request.
  - b. Association Sprayer - it was reported the association has a sprayer from the previous board. Jarid will follow up and contact the landowner.
  - c. Speed limits - members asked about getting more speed limit signs. Mike will get prices for 26 more signs. We will get 10 for the Whispering Pine/Ski-Hi and 16 for Spring City Rancheros. As the signs are put up let's take pics and Chad will post on Facebook. This is for you and your grandchildren's safety.

We didn't have all the thistle spray this year. The person went on vacation. We are getting more spray. Becky will let us know when she gets the spray. Members are noticing the roads are looking better from clean up day. They are better with the brush cleared away from the roads. We had 42 people sign in on clean up day.

3. Road Maintenance Update
  - a. Status of grading, etc...Doug is working on the roads, he comes up in the morning and grades.
  - b. Juniper Road we will need to cut back brush on the sides of the road for the grader.
  - c. Becky and Stephen have driven the roads. Becky will leave the map in Dougs grader. Stephen will be up Sunday, June 25th. Scott talked to Doug today and gave him the road budget for the north side. We do need more material on twin creek by the Schmidt's.
4. Gate Updates
  - a. Bid and status of Gate 1- Brad will be coming to fix the gate on Monday, June 26th and the 27th. We will post on Facebook you may not be able to go through gate 1 during this time. He will be trenching, putting in conduit, and pouring a cement pad. Mike gave Blue Stakes Becky's physical address since she leaves in the association full time. The gate should be fixed the first week in July.
  - b. Gate 4 move - this is done.



- c. Other gates: Gate 7, Gate 5, Gate 3 - Brad will be working on these gates to get them fixed. Wondering if we have a battery issue on gate 5 since sometimes it works and sometimes it isn't working. We received a lot of feedback on gate 3. Mike will look at it and see how to fix it.
5. Access/Gate issue on Aspen Drive (Kissell, Mabey, Eldredge) lot 82. The Eldredge's contacted Jarid. The Kissell's contacted Becky. The board reviewed google maps to look at the roads leading up to Eldredge's property. The Eldredge want to use Aspen Road but have a driveway to their property from another road. We need to go to the county and see what is recorded. Chad and Becky will go to the county and follow up on the easement. We will need to check for easements across the Caldwells and Brian Brunson property. The driveway has been there for over 20 years. The board reviewed the Utah Law regarding roads, driveways etc.
6. Review policy for lots outside of the association
  - a. a. Transfer fees, easement agreements, keys, etc....since the property is outside of the association we will not charge a transfer fee. With an easement agreement the landowner will pay the yearly dues. They will receive 1 key, no remotes or a dumpster key. The key will allow them access to their property.
7. Keys for new land owners (2 free) - anyone who purchases a lot that has never had keys issued to the lot will receive 2 free keys. Part of the first dues payment. LLC's will not receive free keys.
8. Additional Dumpster for a few months during the year - Shaun is wondering if we should get another dumpster in June and July. The board doesn't feel this will solve the problem of the dumpsters being full. Terri will contact N S Disposal to get prices to have the dumpsters picked up Monday and Friday.

Scott asked the board about getting gate 4 automated. He will pay for the solar panel, etc. The board's concern is the cost to the association going forward. We have had many issues and costs with the automated gates. Jarid asked Scott if he would be willing to warranty automating gate 4 for 1 to 2 years. This is something to think about. We will table this for a couple of months and see after we get gates 1, 5 and 7 fixed.

#### **Action Items:**

1. Chad or Jarid will follow up with the developer on Meadow Road to discuss the road needing grading and product put back down.
2. Becky will mark the trenching line in red. She will meet with Blue Stakes to show them the area.
3. Trenching policy - Steve will get this done.
4. Have an attorney review our easement agreement - We should hear back from him by Tuesday, June 27, 2023. Chad
5. Combination locks for electric gates - Jarid will put the locks on the gates once they are fixed.
6. Work on verbiage where the association will not have any liability if landowner's do not follow Sanpete County regulations. Jarid will work on getting a draft for the board to review.
7. Chad has made changes and is having an attorney look at adding the policy to the easement agreement.
8. Create an updated sign for the Gate - Jarid, will start working on this. He has been waiting for the gate to be fixed.



9. Chad and Becky will go to the county to look at the road easements recorded on Juniper Road before we meet with the property owners. Chad will work on the other road by the Eldredge property.
10. Terri will get the records for Pine Ridge Association and follow up with this request.
11. Jarid will follow up on the association sprayer and contact the landowner.
12. Mike will get prices for 26 more speed limit signs
13. Mike will look at gate 3 and see how to fix it.
14. Chad and Becky will go to the county and follow up on the easement. We will need to check for easements across the Caldwells and Brian Brunson property
15. Terri will contact N S Disposal to get prices to have the dumpsters picked up Monday and Friday.

**Next Board Meeting:**

July 27th, 2023

**Future Action Items:**

1. Move the south parking lot north 4 - 6 feet and put in a culvert.
2. Jarid asked Scott if he would be willing to warranty automating gate 4 for 1 to 2 years. This is something to think about. We will table this for a couple of months and see after we get gates 1, 5 and 7 fixed.
3. Juniper Road we will need to cut back brush on the sides of the road for the grader.
4. Shaun said we could possibly record the meeting next year and broadcast it on FaceBook.