



PMLOA Board Meeting Agenda

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

Update on Action Items:

1. Reach out again to Aaron regarding the road base on Meadow Road - Jarid hasn't spoken to him yet. We need a load of road base added to the area.
2. Add trenching policy to the website - This is done.
3. Add combination locks on electric gates - Jarid will add the combination locks
4. Draft policy for association liability for landowners who do not follow Sanpete County and State regulations - Chad is going to work on the draft.
5. Contact member regarding association sprayer - Jarid will follow up with the landowner.
6. Bid contact information for Juniper road - Terri will follow up with Chad
7. Follow up with Spring City wood cutting program - Follow up with Becky
8. Update the dues section in the ByLaws - Jarid is working on this and will follow up with the county.
9. Shorten the length of time gate 1 stays open. Scott will send the directions to Mike.
10. Create P & L for the gates - Jarid is working on this,
11. Send easement agreement to Brady Anderson - The easement has been sent to Brady. He is reviewing the association easement. He sent his easement to Jarid and he will forward it to the board. There was a hole in the road by the spring with running water inside gate 4. Brady pulled out the old culvert and replaced it. The roads are important to him.
12. Jarid chains away where they are covering automated gate sensors - Mike will take this assignment and start with gate 5.
13. Review CC&R's regarding unpaid dues and association options - Jarid didn't find any other options in the documents. Terri will send Jarid the landowner's phone number, he will contact them. Also, she will send it to Chad.

New Items:

1. ByLaws review - Officer's
 - a. Board members making decisions for the association will not be held responsible. The board is protected unless they violate the CCR's or ByLaws. The board would like to look at getting sub committees to help with projects.
2. Road invoices -Reviewed the road invoices. The association does have money left over this year. On the northside coming through gate 5 the switch backs have trenching. Between Nobb Hill and Valley View there is heavy washing of the roads. Mike and Shaun feel we should not add more money to the roads this late in the year. The board decided we need to move the south parking lot driveway north off the Nay's property. This will include a new culvert and base. Also, we will be looking at association roads to see what culverts to install before the snow comes.

The board received an email regarding a gate on Juniper Road that is on a landowners property. They would like the gate removed. Mike will drive down the road to see if a gate is on the association road. He will send pics to the board.

3. Budget review - we are over budget on gates this year. The board decided we will need to be looking at alternate contractors for roads next year. Shaun doesn't feel prepaids are an option. Even if the association has to pay a tax at the end of the year.
4. Tom Stone email - As a board, we need to do what is in the best interest of the association. When the culvert was installed in the area, the original water crossing was to remain the association road. Jarid will contact Tom.
5. Generator noise email - There is nothing in the CCR's or ByLaws governing generators. Mike feels the board should not get involved. We need to recommend landowners talk to their neighbors. We want disputes between neighbors to be resolved through neighbors.

Action Items:

1. Move the south parking lot driveway north 4 - 6 feet off the Nays property. We will need to put in a new culvert.
2. Reach out again to Aaron regarding the road base on Meadow Road - Jarid hasn't spoken to him yet. We need a load of road base added to the area.
3. Jarid will add the combination locks to electronic gates.
4. Chad is going to work on the draft policy for association liability for landowners who do not follow Sanpete County and State regulations.
5. Jarid will follow up with the landowner regarding the association sprayer.
6. Terri will follow up with Chad on bid contact information for Juniper Road.
7. Follow up with Spring City wood cutting program - Follow up with Becky
8. Jarid is working on updating the dues section in the ByLaws and will follow up with the county.
9. Mike will shorten the length of time gate 1 stays open.
10. Jarid is working on creating P & L for the gates.
11. Jarid will forward Brady Anderson's easement document to the board.
12. Mike will take chains away where they are covering automated gate sensors.
13. Terri will send Jarid the landowners phone number so he can make a follow up call.
14. Terri will send Chad the landowners phone number for a follow up.
15. Board please look at association roads to see what culverts need to be installed before snow comes.

16. Mike will drive down the Juniper road to see if a gate is on the association road. He will send pics to the board.

17. Jarid will contact Tom regarding association water crossing.

Next Board Meeting:

October 26, 2023

Future Action Items:

1. Juniper Road we will need to cut back brush on the sides of the road for the grader.
2. Juniper Road turnaround.
3. Create an updated sign for the Gate - Jarid, will start working on this now the gates are working and get a price quote.
4. Board look at alternate contractors for roads next year.
5. Shaun said we could possibly record the meeting next year and broadcast it on FaceBook.