



PMLOA Board Meeting Notes

Location:	Virtual
Date:	February 26, 2024
Time:	7:00 pm
In attendance:	Jarid, Chad, Becky, Mike, Scott, Steve, Shaun
Absent:	Terri

Update on Action Items: These action items will be forwarded to the next month meeting.

1. Chad is going to work on the draft policy for association liability for landowners who do not follow Sanpete County and State regulations. Chad has spoken to his attorney. The attorney is going to send him some information.
2. Jarid is working on updating the dues section in the ByLaws from when the dues increase was voted, approved and changed a few years back. He will follow up with the county. Jarid hasn't recorded the update yet. This will be done for the February meeting.
3. Jarid will send WP landowner easement to the board.
4. Jarid will send the camera login to the board.
5. Terri research where the new owner file is in google docs and move under secretary.
6. Scott will update the new landowner names to the map in google docs.

New Items:

1. ByLaws review - Regulations

Article VIII , Sections XX, XXI, XXII, XXIII were reviewed

- Section XX - Reviewed how "Action MAY be taken". Mike brought up a lot of SCR- 89B trailers that seem to be falling into disrepair. It was decided that Mike will create a warning rough draft letter that may be used as a starting point to rectify these situations.
- Section XXI - Various policies have been implemented such as trenching policy. Mike asked if we should have one for culverts. It was decided we should educate on culverts at the annual meeting instead.

- XXII and XXIII-- no additional action needed

2. Financial Review - - Jared reviewed the budgets from last year and the proposed budget. There was concern that many of our costs have gone up, making it difficult to stay within our current budget. This year we are about \$2600 over and will have to draw from savings. Several suggestions were made on how we could help the budget out. There was discussion that we should charge possibly 3% when people use credit cards - we should announce this in the newsletter and at the Annual Meeting.
 - 2024 Budget Proposal was reviewed.
 - Jarid will complete the Proposed Budget by March 28th and send it to the Board
 - There was discussion of the need to raise dues. Jarid will work with some figures and send out that information to the Board for inclusion in our Annual Meeting for a vote.
3. Annual Newsletter
 - 2024 Schedule - The newsletter will go out in April. Jarid will email a link for the Board and each Board Member will review their sections they are in charge of by April 12th. By April 15th the final draft should be sent to the board.
 - Items to be mentioned at Annual Meeting June 1, 2024
 - a. Educate on culverts and coordinating with Board
 - b. 3% charge for using credit cards
 - c. Freeman Allred Ditch -- Becky will present this
 - d. Vote for raising dues at the annual meeting. Jarid will prepare this for the board.
4. Freeman Allred Flood Channel -Becky presented the plans from Spring City and Horseshoe Irrigation to build a flood pond in the ensuing years. A map showing how it will affect Spring City Rancheros was presented. It was decided that a presentation should be made at our Annual Meeting to the members. There will be a time period for input from the public probably next summer. We will keep members informed.
5. Radford Cabin - There was a discussion on a request for Radford Cabin to leave building materials in the parking lot from April 19th to the middle of June. The Board felt this was too long. It was suggested they contact Tom Fazzio or Gary Black (green garage area) for an alternate location. Jarid will make the call.
6. Gate 4 was removed, the Board gave permission to Ron Nay to take it.

Action Items:

1. Mike will create a rough draft letter for Article V111, Section XX for trailers falling into disrepair.
2. Terri will check into having a 3% charge when using credit cards.
3. Board members will review their sections for Annual Meeting slides by April 12th. Final draft will be sent to the board by April 15th.
4. Jarid will propose an amount to the board for raising dues.

Next Board Meeting

March 28, 2024

Future Action Items:

1. Juniper Road we will need to cut back brush on the sides of the road for the grader (April)

2. Landowner outside our association who would prefer to sign his agreement. He is not going to be starting until spring. Jarid will send the landowner easement to the board for review. We will revisit this in the March Meeting.
3. Landowner outside our association who would prefer to sign his agreement.(April)
4. Board please look at association roads to see what culverts need to be installed (May)
5. Jarid will look at combination locks and the gate 5 switch in the Spring (May)
6. Mike will shorten the length of time gate 1 stays open in the spring (April)
7. Jarid will talk to the landowner in WP who recently put in their driveway and ask them to put some road base on the road where the mud is crossing the association road (March)
8. Mike will continue to watch the chains where they are covering automated gate sensors (May)
9. Shaun said we could possibly record the meeting next year and broadcast it on FaceBook (March)
10. Board watch for new driveways being put in landowners property to see if it has affected the road.