



PMLOA Board Meeting Notes

Location:	Virtual
Date:	May 1, 2024
Time:	6:00 pm
In attendance:	Mike, Steve, Jarid, Chad, Scott, Becky and Terri
Absent:	Shaun

Update on Action Items:

1. Chad is going to work on a 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 information. Chad will send it to the board.
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. This is not done.
3. Jarid will send the landowner easement to the board for review. The landowner is asking if he can pay a lump sum. His property is outside the association. He is allowing landowners to go across his property to hike to the waterfall. He is asking for a clause due to his property open to us to go to the waterfall. Mike feels this sets a precedence. Mike would like to review this further in the June meeting.
4. Chad looked at gate 1 and the power is good now. The camera at gate 7 isn't reporting. He will look at it and let Jarid know.
5. Mike will finish the draft letter to be sent to landowners with trailers in disrepair or left uncovered during the winter and send it to the board for review.
6. Jarid will make a couple of changes to the 2024 budget and send it to the board. The board reviewed the 2024 budget changes. The changes were minor and made more sense. We spent \$3793 over our budget last year. We haven't changed our road budget over the last few years.
7. Jarid or Chad will contact Doug. Ask him his long term plans. Jarid spoke with Doug and he does want to continue to do this long term. Jarid asked him to start grading on the lower roads. He asked Doug to give us 4 separate invoices. The invoices will be for Spring City Ranchero's, Whispering Pines/SH, Meadow Road, and Pine Ridge Estates.
8. Becky will research what other associations are paying for dues and let the board know. The other associations are paying \$400 to \$500.

9. Chad will send Jarid the cost for the Juniper Road turnaround. Chad will get this to Jarid.

New Items:

1. 2024 Road Work - Becky sent the snow removal invoice from Whispering Pines to the board. Jarid will get the invoice paid.

Doug needs to know where we want the work done. The snow is melting fast and we need to review the roads. The board is happy with the product that was put down on Deer Run. It is 1 ½ rock which is more expensive. The board discussed every year we put road base down on the road and we have to redo the roads. Mike feels if we pay year after year and it washes away it is a waste. He feels we would get quality repair instead of a bandaide. We have not been getting commercial grade or state grade products. We could put rock on flat areas, we shouldn't put rock on hills. The board discussed having Doug get the road base, gravel and rock from a different place. There is a stack of rock north of Mt Pleasant. We need to make a plan to drive around the area. Steve said he will drive the Spring City roads and see what we need. Scott will look at WP/SH when the snow melts. Steve said the map we gave Doug last year had a lot of information on it. He will do two maps, one for asphalt and one for rock. If this gets done before May 29th, please email it to the board.

2. Road Committee response - Chad, we didn't get much response. We will bring it up at the annual meeting and try to recruit. Jarid will create a document of what the road committee will do for the May meeting.
3. Annual summer meeting planning - we will have donuts, water and juice.
4. Review annual meeting presentation - Chad & Becky will review the Fire Mitigation slides and add the Lake Project.
5. The board feels it is a good idea to record the annual meeting and broadcast it on FaceBook. Chad said he has a couple of tripods. We will talk about this at the May 29th meeting.
6. Gate 5 key switch is not working. Becky may have an extra one at her house. Mike asked if there is a higher quality switch we could get? These switches are giving us 2 or 3 years. Scott will research and get back to the board at the next meeting. Jarid will put silicone around the switch to seal.
7. Chipper dates - the dates are June 24th - 27th. Chad will put the map together.

Action Items:

1. Chad - look at gate 7 and let Jarid know why it isn't reporting.
2. Mike - draft letter for landowners with trailers in disrepair and not covered during winter.
3. Steve - drive SCR roads and see what needs to be done.
4. Scott - drive WP/SH roads when the snow melts
5. Steve/Scott report road work to the board if done before the May meeting.
6. Steve - create two maps for Doug this year, one for asphalt and one
7. Chad & Becky review the Fire Mitigation and Safety slides. Add the Lake Project.
8. Broadcast the annual meeting on FaceBook discussion.
9. Scott - research higher grade gate key switches.
10. Chad - create chipper maps.

Next Board Meeting

May 29th, 2024

Future Action Items:

1. Juniper Road we will need to cut back brush on the sides of the road for the grader (June)
2. Board please look at association roads to see what culverts need to be installed (June)
3. Mike will shorten the length of time gate 1 stays open in the spring (June)
4. 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 (June)
5. Jarid will look at the combination locks.
6. Mike will continue to watch the chains where they are covering automated gate sensors (June)
7. Board watch for new driveways being put in landowners property to see if it has affected the road (June)