

Annual Meeting

June 1, 2024



Welcome

Agenda

- **Welcome (Board Intro & 2023 Summary)** – Jarid Love
- **Association Projects** – Jarid Love
- **Financial Report** – Jarid Love
- **Road Maintenance Report & 2024 Plans** – Scott McDonald, Stephen Jolley
- **Member Communication Reminder** – Chad Costello
- **Safety & Security** – Michael Edwards, Shaun Hansen
- **Fire Mitigation & Safety** – Becky Holbrook, Chad Costello
- **Freeman Allred Flood Channel & Retention Basin** – Becky Holbrook
- **Cleanup Day** – Chad Costello
- **2025 Dues Increase** – Chad Costello
- **Board Member Election** – Jarid Love
- **Member Comments** – Open Mic Time

Introduction of 2022-2023 Board

| | | |
|----------------------------------|------------------------------|----------------|
| President | Jarid Love | (801) 361-2290 |
| Vice President | Chad Costello | (678) 897-9222 |
| Roads (Spring City Rancheros) | Stephen Jolley | (801) 857-6324 |
| Roads (Whispering Pines 2/SkyHi) | Scott McDonald | (801) 633-6789 |
| Safety and Security | Michael Edwards | (801) 376-1977 |
| Safety and Security | Shaun Hansen | (801) 898-0055 |
| Fire Mitigation & Communication | Chad Costello/Becky Holbrook | (678) 897-9222 |
| Secretary | Terri Eagan | (801) 664-2237 |

2023 Summary

- Gate 1
 - Damage repairs completed - new gates
 - Second opener installed
 - Connected to permanent power
- Gate 7 was also damaged and was repaired last year.
- Gate 4 was moved farther East to allow Pine Ridge Estates access to their gate without using our gate.
 - This means that there are no longer two locks on that gate.
- Remaining 2022 road budget was used in addition to 2023 road budget.
- Cameras are now on all gates and dumpsters.

2023 Summary

- Association cleanup was again very successful and we'll continue to follow the same format.
- Additional speed limit signs were added and more are available.
- Implemented parking stickers for long term parking.
 - The parking lot is intended for short term parking (ie. over the weekend).
 - For any vehicle that needs to be parked in the parking lot more than 7 days, a parking sticker is required.
 - The most common need is for seasonal vehicles such as snowmobiles and tracked vehicles in the winter.
 - Any vehicle parked in the parking lot for more than 7 days without a sticker is subject to tow.

Association Projects

Jarid Love

Association Projects

1. Gate 1 improvements - COMPLETED
 - a. Permanent power
 - b. Double electric gate
2. Moving gate 4 and adding electric opener
3. Expanding the parking lot
4. Dumpster rekeying - COMPLETED
5. Juniper Road turnaround (45 ft radius) - COMPLETED

Parking Lot Expansion

- It was approved to move forward with this project as long as it doesn't affect the road budget.
- Background:
 - Occasional complaints that the parking lot looks messy
 - Occasional complaints about vehicles left in the parking lot too long
 - When you have a trailer you take a long section of parking space
 - In the winter, people like to leave seasonal vehicles for a long period of time
 - Currently Pine Ridge Estates is using our lot because they don't have one
 - Need a place to store association owned items
 - We own twice as much land as we are using



Parking Lot Expansion - Next Steps

- Stake out the new parking areas
- Obtain quotes for labor - perhaps members would like to contribute time/resources
- Formalize funding options
 - Pine Ridge contributions
 - Paid parking area
 - Donations
 - Savings
- Formalize agreement with Pine Ridge (if participating)
- Cut in the road this year / Add base in future years

Financial Report

Jarid Love

Objective of the Dues

The primary objectives of the member dues are:

1. Provide critical services (**Road maintenance**, dumpster, gate repairs, etc...)
2. Minimize expense to landowners
3. Provide a fair system that equally distributes costs among members

Annual Dues Report

As determined by membership vote in 2019, the 2024 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.

2023 Year End Report

Summary

| | | |
|--|--|--------------------|
| Beginning Checking Balance | | \$27,103.26 |
| Beginning Savings Account Balance | | \$33,419.52 |
| Beginning Total Cash | | \$60,522.78 |
| Income | | \$58,562.80 |
| Dues | | \$39,966.13 |
| 2022 Road Unused Budget | | \$8,768.00 |
| 2022 Gate 1 Unused Budget | | \$3,375.00 |
| Member Fees (transfer fees, gate damage) | | \$4,092.04 |
| Key & Remote Sales | | \$1,829.50 |
| Shipping Fees | | \$481.96 |
| Bank Interest | | \$50.17 |
| Expenses | | \$61,039.30 |
| Summary | | |
| Net Revenue | | -\$2,476.50 |
| Ending Checking Account Balance | | \$13,010.71 |
| Ending Savings Account Balance | | \$33,469.69 |
| Total Cash Assets | | \$46,480.40 |

2023 Year End Report

Expenses

| Budgeted Expenses | | |
|---|-----------------------|--------------------|
| Roads | \$26,740.00 | |
| Parking Lot Expansion | \$0.00 | |
| Gates & Maintenance | \$11,771.68 | |
| Signage & Security | \$1,996.79 | |
| Weed Control - Thistle | \$0.00 | |
| Corporation renewal fees | \$10.00 | |
| Legal Services & Fees (Recording Fees, Attorneys, etc...) | \$120.60 | |
| Liability Insurance (This will be paid in Nov) | \$1,063.00 | |
| Annual Party costs | \$300.03 | |
| Sound System for Annual Party | \$0.00 | |
| Office Supplies | \$532.83 | |
| Postage | \$571.95 | |
| Secretary & Professional Fees | \$6,028.00 | |
| Garbage Dumpster | \$3,861.62 | |
| Go Daddy/Web fees | \$107.88 | |
| QuickBooks Online Accounting | \$1,120.77 | |
| Property Tax / Fed Tax / State Tax | \$31.26 | |
| Tax Preparation | \$335.00 | |
| Remote Controls and Keys | \$4,278.69 | |
| Credit Card Processing Fees | \$978.67 | |
| Cameras | \$869.03 | |
| Sanpete County Fees | \$321.50 | |
| | | |
| | Spending Total | \$46,655.92 |

2024 Budget

Projected Income:
\$38,555.00

| Expenses | |
|---|--------------------|
| Roads | \$27,000.00 |
| Gates & Maintenance | \$500.00 |
| Signage & Security | \$50.00 |
| Weed Control - Thistle | \$50.00 |
| Corporation renewal fees | \$10.00 |
| Legal Services & Fees (Recording Fees, Attorneys, etc...) | \$50.00 |
| Liability Insurance (This will be paid in Nov) | \$1,063.00 |
| Annual Party & Cleanup Day | \$300.00 |
| Office Supplies | \$500.00 |
| Postage | \$50.00 |
| Secretary & Professional Fees | \$6,000.00 |
| Garbage Dumpster | \$3,900.00 |
| GoDaddy Website fees | \$120.00 |
| QuickBooks Online Accounting | \$1,120.77 |
| Property Tax / Fed Tax / State Tax | \$35.00 |
| Tax Preparation | \$350.00 |
| Remote Controls and Keys | \$0.00 |
| Credit Card Processing Fees | \$600.00 |
| Cameras | \$500.00 |
| Bank Fees | \$0.00 |
| Sanpete County Fees | \$150.00 |
| | Total |
| | \$42,348.77 |
| | Over Budget |
| | \$3,793.77 |

Road Report and 2024 Plans

Scott McDonald & Stephen Jolley

2023 Road Report

- The budget for 2023 road maintenance was \$33,500.00 due to 2022 funds.
- \$26,740.00 was spent on road maintenance and the rest was used for gate 1.
- Gate 1 repair was budgeted at \$5,500 but we voted to upgrade the gate and spent \$11,771.68 on gate 1.
- All roads were graded except for dead end roads where the grader can't turn around.
- A turnaround was completed at the end of Juniper Road
- The entrance to the parking lot was moved so it doesn't overlap the neighbors.
- Tested a different road base on Deer Run Drive.

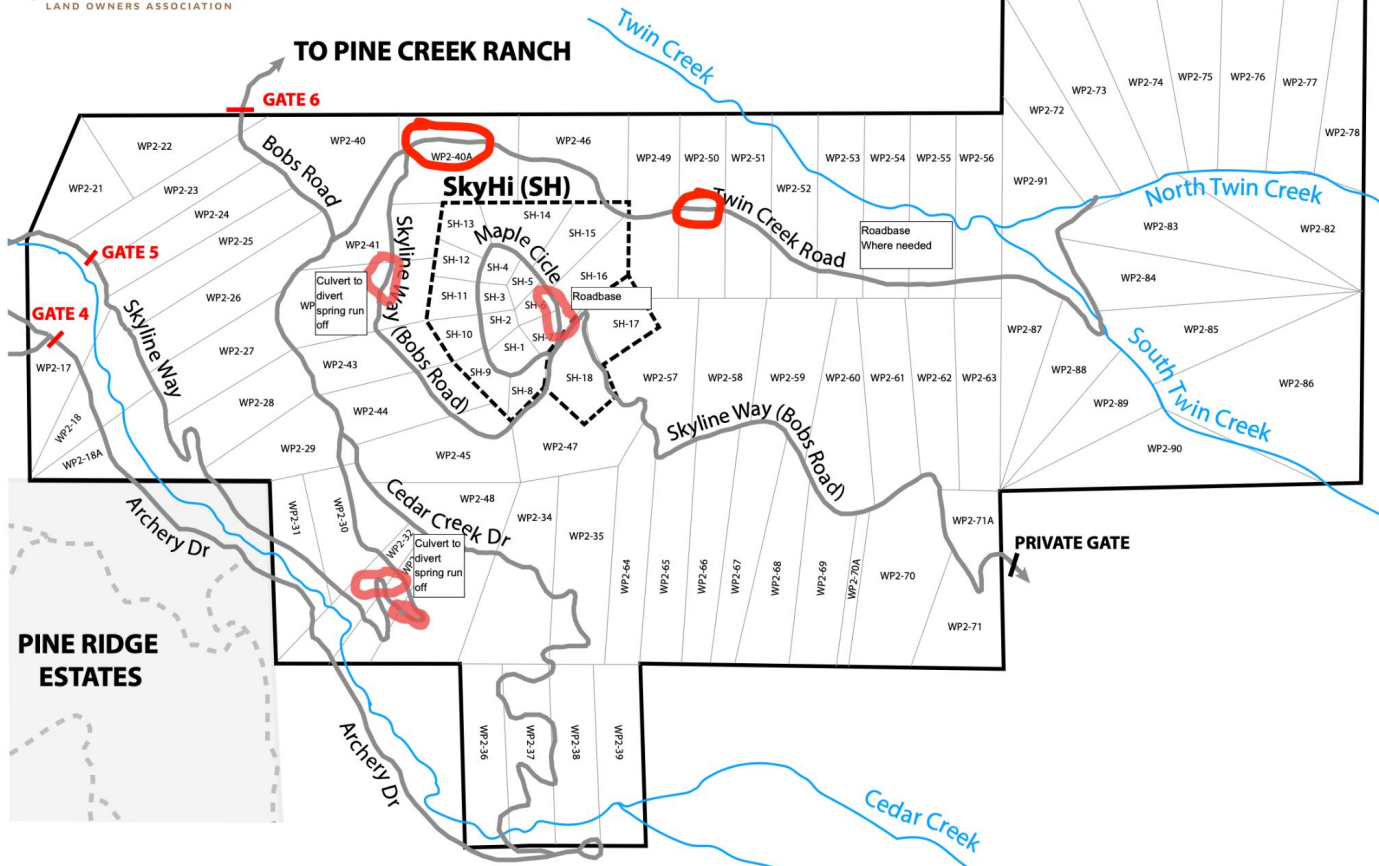
2024 Road Plan

- The budget for 2024 road maintenance is **\$27,000**.
 - SCR Budget = \$18,000
 - WP/SH Budget = \$9,000
- Whispering Pines 1 contributing for Meadow Road including snow plowing.
- Pine Ridge Estates contributing to shared road (Pine Creek Dr., Archery, Pine Crest).
- We be using Doug Shelley again this year
- The following maps show the plan for specific areas.



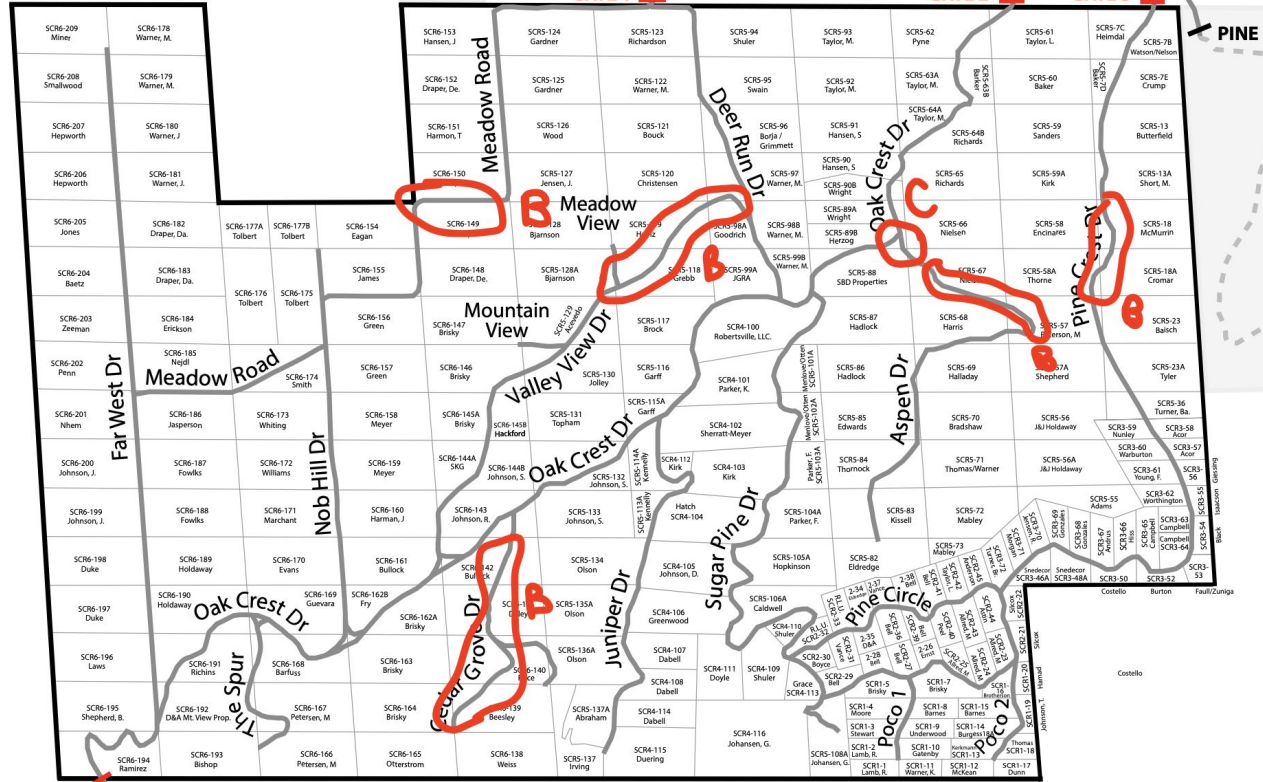
Whispering Pines 2 (WP2) / SkyHi (SH)

Last Updated: 8/9/2019



WHISPERING PINES ASSOCIATION

SPRING CITY RANCHEROS (SCR)



GATE 7

Culvert Reminder

- Culverts under the Association road need to be maintained and cleared by the Association.
- Culverts under private driveways are the responsibility of the land owner. It is your responsibility to make sure that the culvert and surrounding ditches are clear of debris and large enough to accommodate water runoff.
- If your culvert causes damage to the road or a neighbors property you will be responsible for helping with the repairs.

Road Policies

- The roads and gates belong to the association and any modifications (even if they are temporary) need to be approved from the board. This would include any trenching through the roads.
- Any temporary modifications to the gates to get large items into the association should be approved through the Board.
- Please report any gate issues to the board.
- The speed limit is 15/mph

2024 Road Projects

- Identify areas that need additional culverts
- Identify additional dead end roads that need a turnaround
- Replace more of our road base with larger gravel
- Road Committee
 - Looking for volunteers to help the Board keep an eye on road maintenance and to identify areas that need work.

Member Communication

Chad Costello

Website & Electronic Communication

1. In an effort to reduce costs and conserve funds, a paperless newsletter has been implemented. 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
2. The Association website is: www.pinemountainloa.com. You will find helpful links, Association maps, documents and announcements on the website.
3. The Association FaceBook group is the most efficient way for members to communicate about happenings, weather, bear sightings, buying/selling, etc. Please join the FaceBook group **Pine Mountain Land Owners Association** at www.facebook.com/groups/pmloa/

Safety & Security

Shaun Hansen & Mike Edwards

Safety & Security

- Gates
 - Gates should be left closed and locked. If you find them open, please close and lock them.
 - Gates and roads should not be changed or modified without Board approval.
- Keys
 - Key numbers and remotes are assigned and tracked to lots.
 - Unauthorized / Authorized Visitors – Question them or report them.
 - If you sell your property, you need to pass your keys on to the new owners
 - Realtors who need keys should acquire them from the seller

Safety & Security

- Fireworks are not allowed on the mountain at anytime, if someone a member or guest are using fireworks they will be fined. Please help keep the mountain beautiful and safe
- The SPEED LIMIT IS 15 MPH. Slow down on those turns!!
- Seasonal vehicles in the parking lot need to have a parking sticker or they will be towed.
 - They also need to be removed before Memorial Day weekend.

Fire Mitigation & Safety

Chad Costello



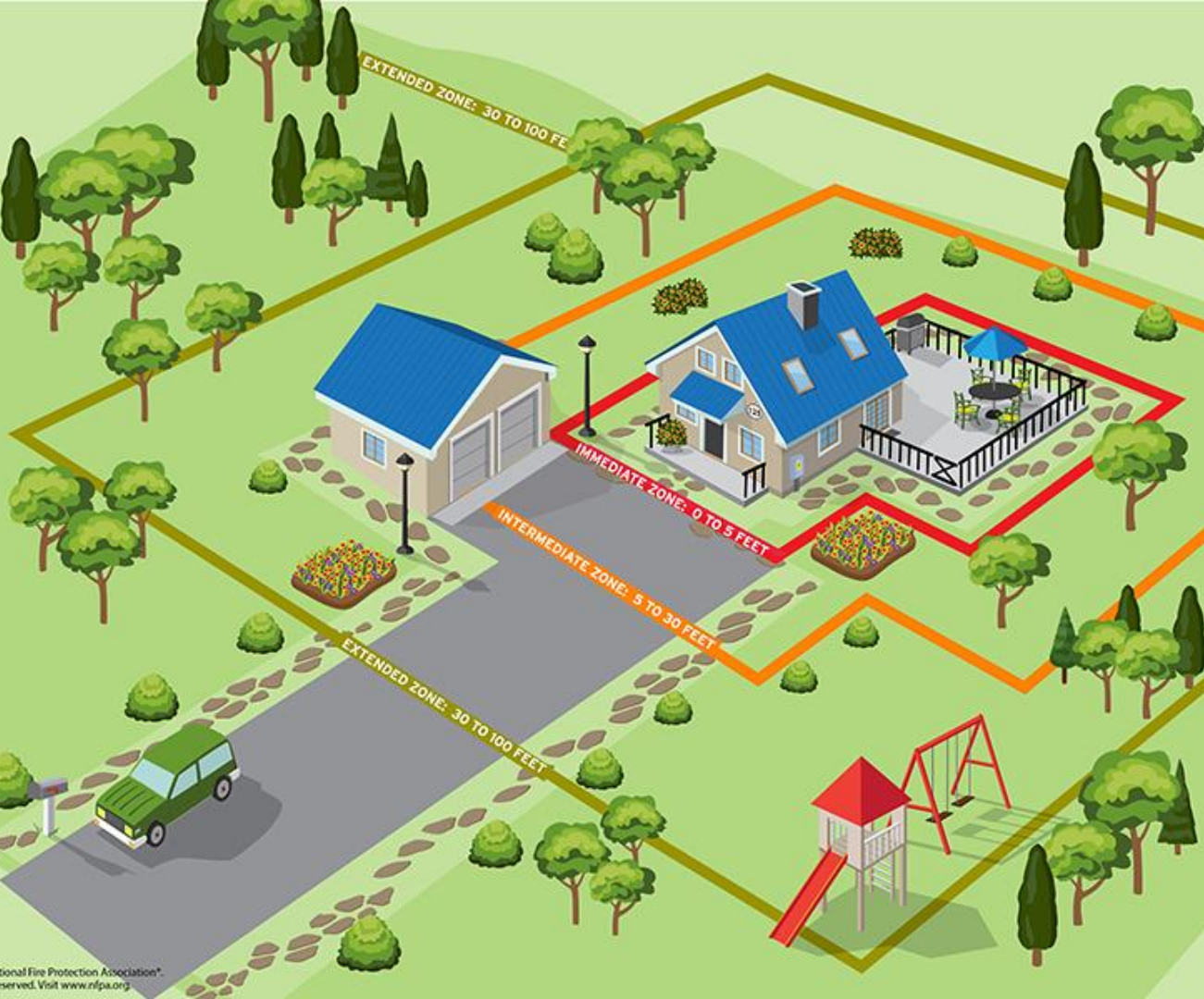
Defensible Space

The buffer you create between a building on your property and the grass, trees, shrubs, or any wildland area that surround it. This space is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire—either from embers, direct flame contact or radiant heat.



Why is Defensible Space so important?





Home Ignition Zone

The Immediate zone, including the home and 0-5 feet out, is the most important zone to take immediate action on as it is the most vulnerable to embers.

The Intermediate zone includes everything 5-30 feet from the furthest exterior point of the home.

The Extended zone includes everything 30-100 feet, out to 200 feet.

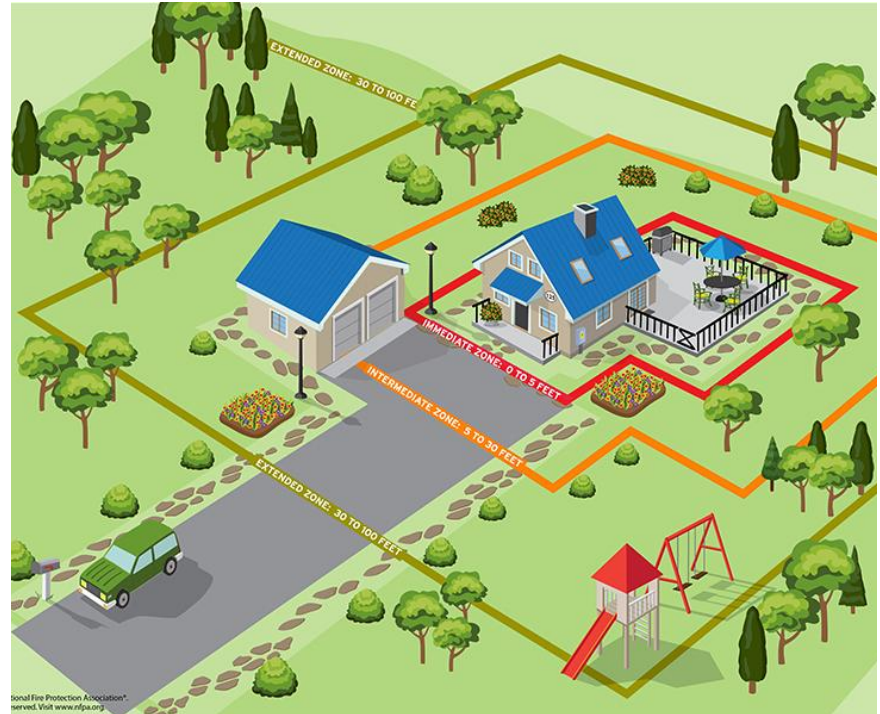
The goal is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground to prevent trees from torching and throwing embers.



The Home Preparedness Guide

The Immediate Zone

- ✓ Make sure your roof is fire-rated
- ✓ Enclose gutters or clean regularly
- ✓ Create a buffer around your home
- ✓ Remove items under your deck
- ✓ Add or update your vent screens
- ✓ Replace your siding
- ✓ Enclose eaves
- ✓ Enclose area under bay windows
- ✓ Build a fire resistant deck
- ✓ Upgrade windows
- ✓ Enclose low elevation decks



The Home Preparedness Guide

The Intermediate Zone

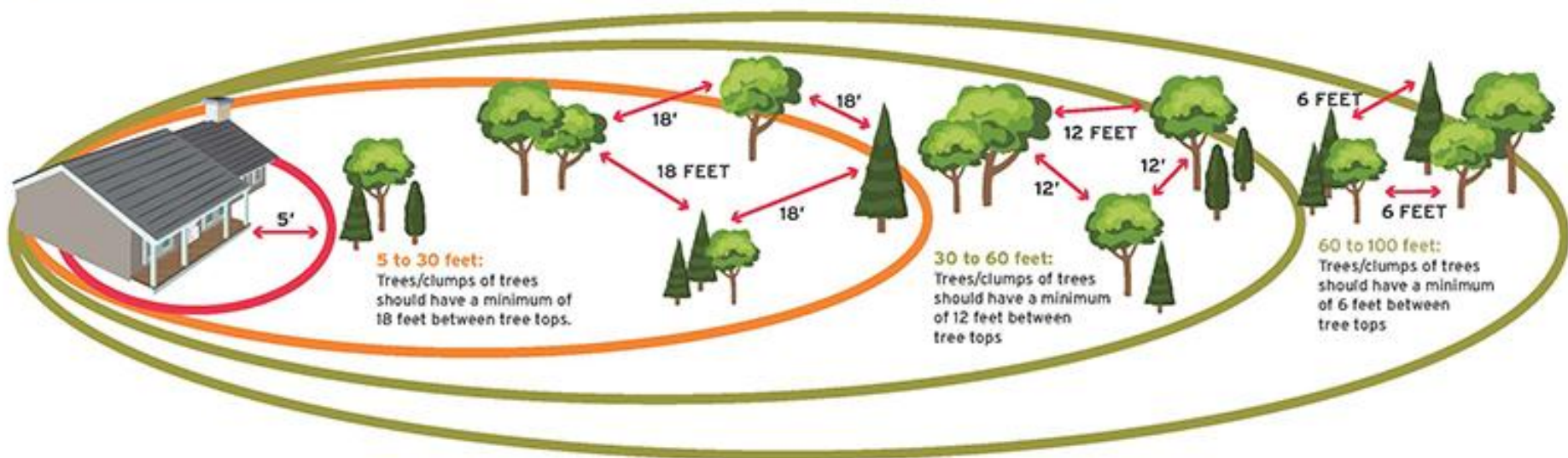
- ✓ Remove back-to-back rows of fencing
- ✓ Replace combustible fencing or gates attached to the home
- ✓ Clear yard debris
- ✓ Trim trees and vegetation

The Extended Zone

- ✓ Move outbuildings away from your home
- ✓ Clear yard debris
- ✓ Trim trees and vegetation



TREE SPACING



Key Focus Points

- Start with preparing the structure
- Create distance between vegetation
- Eliminate ladder fuels
- Lean, clean and green
- Work with your neighbors and community members



Resources

- Insurance Institute for Business and Home Safety

<https://disastersafety.org/wildfire/>

- Utah Division of Forestry, Fire and State Lands <https://ffsl.utah.gov/>

- Utah Fire Info <https://utahfireinfo.gov/>

- Fire Adapted Communities Learning Network

<https://fireadaptednetwork.org/>

- Firewise USA

<https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA>

- Ready Set Go

<https://www.readyforwildfire.org/prepare-for-wildfire/ready-set-go/>



Partnership Program With Spring City

The Spring City wood collection program is suspended this year, but we'll re-evaluate for next year.

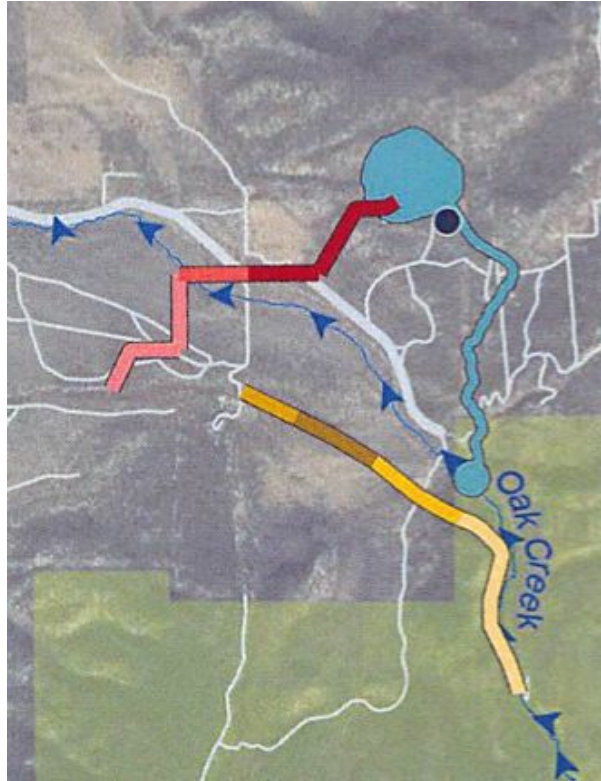
Freeman Allred Flood Channel & Retention Basin

Becky Holbrook

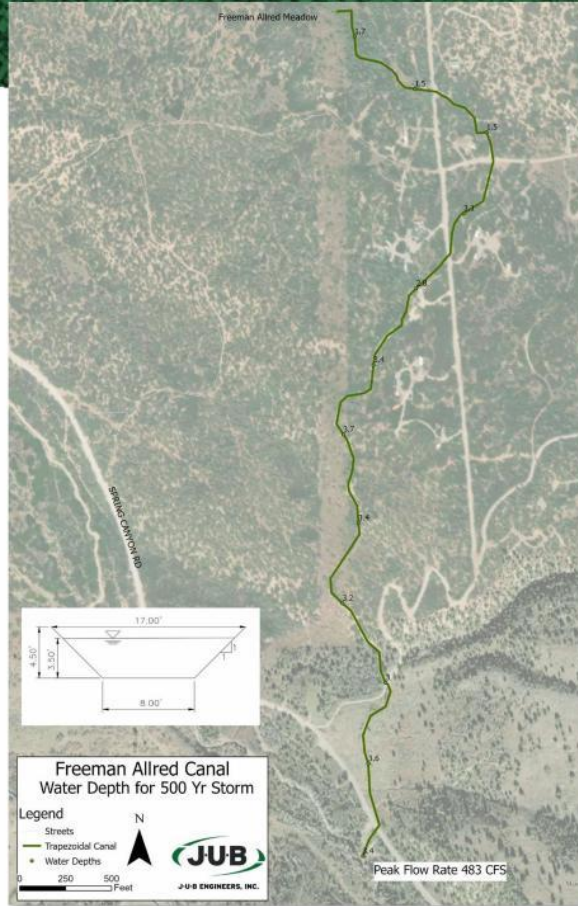
Freeman Allred Flood Channel & Retention Basin

- Spring City and Horseshoe Mountain Irrigation District have been given a grant that will create the **Freeman Allred Flood Channel & Retention Basin**, which will include some smaller areas of Spring City Rancheros.
- The purpose of this project will be to help with flood control off the mountains surrounding our areas.

Freeman Allred Flood Channel & Retention Basin



Freeman Allred Flood Channel



Clean-up Day

Chad Costello

Clean-up Day – June 8th 10:00 to 3:00

WE NEED YOUR HELP

- Trees and branches are overhanging the road in several places
 - Visibility around some turns is impaired
 - Thistle is spreading

Come meet other residents and enjoy drinks and treats.

Meet by Gate 1 to pick up supplies anytime from 10:00 to 3:00.

We will also have a spray that kills Oakbrush and Thistle available.



Please do the following on clean-up day

1. Trim branches that overhang Association roads adjacent to your property
2. Stack cut branches on the sides of the roads with the cut-side facing the road
 - a. Forest Service is scheduled for **June 24th-27th** to come through with a wood chipper
 - b. Notify the board if you have a chipping pile, Lot #.
3. Spray or remove thistle in your area
4. Clean up any visible trash



Constructing Piles for Chipping

- ✓ Place limbs in the same direction with the larger end facing toward the road, within 5 feet of roadway.
- ✓ Natural vegetation only.
- ✓ No machine-made or raked piles.
- ✓ No roots/ root-wads.

DO NOT INCLUDE:

- Rock, metal, stumps, roots, dirt, lumber.



Forest Service is scheduled for **June 24th-27th** to come through with a wood chipper
Please provide the board with your Lot # if you have a pile to be chipped



Constructing Piles for Chipping

INSTRUCTIONS

Piles must be fully accessible for chipping equipment and crew.

- Along the side of the road.

Piles must be neatly stacked by hand with stems facing the same direction, closest to the road.

- No raked or machine-built piles will be chipped due to containing dirt, gravel, rocks, etc. which can damage the chipper blades.
- Excessively tangled piles will not be chipped.

Piles must only contain wildland vegetation.

- Construction and reclaimed wood may have nails or screws and will not be chipped.

Roots or trees with the root attached will not be chipped.

- Roots contain dirt and rocks which damage the equipment.

Chipped material to be left on-site in the area, not hauled away.



DO



DON'T



A few more reminders

- Road cleanup/trimming is an ongoing responsibility of each member but we ask that you dedicate this day to our joint effort.
- 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.

2025 Dues Increase

Chad Costello

2025 Dues Increase

- Current year is \$3,793.77 over budget for the following reasons:
 - 2nd dumpster & dumpster price increase
 - Cameras on the gates
 - Inflation - everything has become more expensive the past 2 years
- Road budget has remained \$27,000 for the past few years, but costs have increased by over 40%
 - With inflation, current budget covers just over half what it did a few years ago.
 - Road base has increased, fuel costs have risen, and members want higher quality road base.

2025 Dues Increase

- Current Dues:
 - \$130 per first lot owned
 - \$75 per additional lot
- Proposed Dues:
 - \$180 per first lot owned
 - \$105 per additional lot

2025 Dues Increase

- Results in additional \$14,940 to budget.
- Results in 28% increase in budget
- Current road budget is \$27,000.
- New road budget would be \$38,000.

| | Proposed | Current | |
|-------------------------|--------------------|--------------------|--------------------|
| Single Property Due | \$180.00 | \$130.00 | |
| Additional Property Due | \$105.00 | \$75.00 | |
| Current # Owners | 231 | 231 | |
| Total # Lots | 344 | 344 | |
| Total DUES | \$53,445.00 | \$38,505.00 | |
| | | | |
| Number of Lots Owned | Number of Owners | Proposed DUES | Collection Total |
| 1 | 166 | \$180.00 | \$29,880.00 |
| 2 | 43 | \$285.00 | \$12,255.00 |
| 3 | 10 | \$390.00 | \$3,900.00 |
| 4 | 6 | \$495.00 | \$2,970.00 |
| 5 | 2 | \$600.00 | \$1,200.00 |
| 6 | 2 | \$705.00 | \$1,410.00 |
| 7 | 1 | \$810.00 | \$810.00 |
| 8 | 0 | \$915.00 | \$0.00 |
| 9 | 1 | \$1,020.00 | \$1,020.00 |
| Total Owners: | 231 | | \$53,445.00 |

Dues Increase Vote

- Sample Ballot:

**Are you in favor of the
2025 dues increase?**

Yes

No

Dues Increase Vote Results



The large majority of Association Members voted “Yes” to the increase and only 4 members voted “No”. Given these results, the dues increase will go into effect for 2025 dues.

Election of Board Members

Jarid Love

Election of Board Members (3 positions to fill)

| Member | Term | Action |
|---------------------|-------------------|----------------------------|
| 2021 Jarid Love | Term Complete | Position to fill (3 years) |
| 2021 Scott McDonald | Term Complete | Position to fill (3 years) |
| 2021 Becky Holbrook | Term Complete | Position to fill (3 years) |
| 2022 Mike Edwards | 1 years remaining | |
| 2022 Chad Costello | 1 years remaining | |
| 2022 Shaun Hansen | 1 years remaining | |
| 2022 Steve Jolley | 1 years remaining | |

Board Member Nomination & Voting

- Member nomination (Need at least 3)
- Allow each nominee 2 minutes to introduce themselves
- Sample Ballot:

Board Member Ballot

Vote for (3) Board Members for a 3 Year Term
Please write in full name of candidates.

1) _____

2) _____

3) _____

Board Member Vote Results

The following members were nominated for the 3 open board positions:

| Nominee | Vote Count |
|----------------|------------|
| Jarid Love | 48 |
| Scott McDonald | 35 |
| Jared Warner | 40 |
| Morgan Warner | 21 |

Open Microphone for Members

Jarid Love

Open Microphone for Members

Up to 20 minutes.

Each Member who desires to come forward with comments and or suggestions may do so. Please respect the time given to each member for their comments, please don't interrupt or ask questions until they are done. Individual comments will be limited to 2 minutes.

For any additional suggestions, comments, or information please contact the board at: boardmembers@pinemountainloa.com



Thank You

Meeting minutes and this presentation will be uploaded to the website for future reference.