



## Annual Association Meeting

**Date:** June 1, 2024

**Location:** Contoy Arena, Mount Pleasant, Utah

**Attendees:** Association Members

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**Welcome (2024 Summary)** - Jarid Love (President) welcomed everyone to the meeting. He introduced the board members. Becky Holbrook, Scott McDonald, Chad Costello, Shaun Hansen, Mike Edwards, Steve Jolley who is not able to attend today. Our secretary is Terri Eagan. We appreciate what all the board and the secretary does for the association.

The meeting agenda was outlined for the meeting.

Summary of the year

- Gate 1 was upgraded so both sides opened at the same time and permanent power was installed. Thank you to the Richardson family for letting us hook up to their power.
- Cameras were installed on gates and dumpsters.
- Damaged repairs completed on gate 1.
- Gate 7 was damaged and repaired last year.
- Gate 4 was moved further east to allow Pine Ridge Estates access to their gate without using our gate. We will be automating gate 4 this year.
- We moved the parking lot from infringing on a neighbor and installed a new culvert.
- We did a turn around on Juniper Road so we can do road maintenance and the grader can grade.
- .Remaining 2022 road budget was used in addition to the 2023 road budget.
- We added more speed limit signs.
- The dumpster key was switched over to its own key. We limited the dumpster keys to help us ensure our members are the only ones using them.
- We issued parking permits to help us ensure those parking in the lot are PMLOA members.
  - a. Any vehicle needing to be parked in the parking lot longer than 7 days will require a parking permit

- b. The parking lot is intended for short term parking (i.e. over the weekend).
- c. Any vehicle parked in the parking lot longer than seven days without a sticker may be towed at the owner's expense.
- d. All snowmobiles, trailers and winter season equipment should have been removed from the parking lot by Memorial Day.

As a reminder, please keep all gates locked.

#### Financial Report

- The primary objection of members dues are
  - a. Provide service for road maintenance, dumpsters, gate repairs, etc.

#### 2023/2024 Budget Review - Jarid Love

- The 2023/2024 budgets were reviewed. .
- We increased our 2024 road budget to \$42,000 due to increased cost of materials, fuel and labor.
- The dumpster fees have gone up this year.
- We are \$3700 over budget for 2024. We are taking the overage out of savings.

#### Objective of Dues

- Provide critical services (Road maintenance, gate repairs, dumpsters, etc.)
- Minimize expense to landowners
- Provide a fair system that equally distributes costs among members.
- Dues are to be paid by May 1 each year.
- Please refer to [www.pinemountainloa.com/dues](http://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 Road Report - Scott McDonald

- Reviewed what road maintenance was done in 2023.
- 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.
- We tested a different road base on Deer Run Drive.

#### 2024 Road Report - Scott McDonald

Reviewed the road maintenance maps for the North and South side of the Association. The areas circled on the roads are where we have identified the needs for road base. If you are aware of roads by your lots, please notify the board. The budget for 2024 road maintenance this year is \$42,000.

We will continue to do shared road maintenance costs with Whisper Pines and Pine Ridge Associations.

Ron Nay said after the grading was completed we are not seeing the water drainage taken care of. Morgan Warner said the ditches have rocks in them. When it rains, rocks block the water and

destroy the roads. Shelly North said when some landowners aren't coming to their property their culverts are plugged. There is a culvert caved in that needs work by WP lot 40. The board feels 12" culverts are needed.

If you have 4-wheel drive please use it on the hills.

#### Road Policies

- The roads and gates belong to the association and any modifications (even if they are temporary) need to be approved by the board. This would include any trenching through the roads. A trenching policy can be found on the website under documents/policies and procedures.
- 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. A member suggested the board send a message out to members asking them to talk to their children about the speed limit.

Ron Nay suggested we have signs posted which state no road access during certain months of the year to help maintain the roads.

#### 2024 Projects

- Identify areas that need additional culverts.
- Identify additional dead end roads that need a turn around.
- Replace more of our roads with larger gravel.

We are looking for volunteers who would be willing to help us when the road work is being done, is the work good and reports what areas need work. Please let the board know if you are able to help in this area.

#### Communication - Chad

To help with costs we have gone to paperless email, annual newsletter etc. If you are not getting communication please contact the board.

We post communications on Facebook. A member stated he requested to join the association Facebook and hasn't heard back. Jarid apologized and said there are questions you need to complete prior to getting approved such as; lot number. The member said he will try again and make sure they answer the questions. We want to ensure only members are on the Facebook page. The Association Facebook group is: [www.facebook.com/groups/pmloa/](http://www.facebook.com/groups/pmloa/).

Morgan Warner recommended we post more information on the website. The board thought this was a good idea. It was suggested a list be sent out of what communication hasn't been on the website. The Association website is: [www.pinemountainloa.com](http://www.pinemountainloa.com).

We will post the annual meeting presentation and notes on the Pine Mountain website.

#### Safety Reminders - Mike Edwards, Shaun Hansen

We want to make the association secure. If you see an open gate please lock it. If you open a gate please lock it behind you. It is your responsibility to give realtors access to sell your property. A question was asked if the fire department has access through the gates. Yes, there

is a lockbox for fire and police access. A suggestion was made to do vehicle stickers in the association to help identify members. This has been discussed previously but would be hard to monitor.

A question was asked about vendors who have access on the website. Shaun said we could create a list and add to the website.

A question was brought up regarding multiple owners on 1 acre lots. Several landowners are concerned with the key situation and road use. Terri said each of these lots has an assigned administrator. All communication regarding the lot including keys/remotes go through this administrator. The secretary has been creating a list for these lots with the name and key numbers. There isn't anything the association can do to stop these types of situations. They are similar to members who have multiple family members who own lots. There was a discussion with landowners outside of the association who we have to give a key to. It is the law for landowners who can only get to their property by accessing the association roads. We are required to give them access. As a board, this is an access requirement. They are not allowed more than 1 key, remotes or a dumpster key.

Seasonal vehicles need to be moved immediately, track units, snowmobiles and trailers. We recommend longer trailers please park diagonally so more vehicles can park in the parking lot.

There are issues with gate 4. Shaun is going to replace the key switch. The weld is broken on gate 3. We will have someone fix the weld.

As a reminder, the speed limit is 15 mph. A member asked about putting up a mirror on areas it is hard to see. Jarid said the board in the past have considered having mirrors. Most likely they would get shattered and not be helpful.

The roads have improved over the years. The lower roads are flat so there isn't as much road base on them.

If you see damaged gates please let the board know.

Defensible space - Chad

Please make sure you create defensible space around your cabin and trailers.

The goal is not to eliminate fire but to interrupt the fires path. Thin the space out about 5 feet out. The intermediate zone is 5 feet to 30 feet. The extended zone is 30 feet to 100 feet. Create space between your trees. Chad said it was hard for him at first, he purchased up here to be in the forest. As I talked to the forest service and began to understand why it is important to have defensible space. I have found that by having more open space I am able to use more of my

land. Please clean out your gutters. Ambers from fires a long way from us can carry long distances.

#### Partnership with Spring City

We are not going to be partnering with them this year. We will re-evaluate for next year.

#### Freeman Allred Flood Channel - Becky

This is a retention basin and will be a flood control project. Spring City and HorseShoe Mountain Irrigation District have been given a grant for this project. The water retention basin will be right outside Spring City Rancho west side. Next summer they will be announcing a public meeting. A member asked about fencing on the west side. Becky said she has not heard anything about fencing. Recommending those members along Far West Road go to the meeting.

Clean-up Day - will be held Saturday, June 8th from 10:00 - 3:00.

Please meet at gate 1, we will have drinks and snacks available. We are trying to get thistle and oakbrush spray again this year. We need your help cleaning up branches and trees which overhang the association roads. Tractor Supply has thistle spray.

The Forest Service is scheduled to do wood chipping June 24 - 27th. Please notify the board if you have piles of wood with your lot number.

Chance Christensen, acting Assistant of Firewood said pile quality matters. We can't chip roots, lumber etc. Hand stack in a pile and face the wood the same way. A member asked about the chipping diameter. Chance said the chipping diameter is 18". The Forest Service will be back to do chipping September 9 - 12th.

#### 2025 Dues Increase - Chad

As previously mentioned we are \$3793.77 over budget this year. With inflation, the current budget covers just over half what it covered in the last two years.

- Our road budget has been \$27,000 over the last few years but costs have gone up. Road base has increased, fuel costs have gone up and members want higher quality road base that will last longer.
- We added a second dumpster and dumpster prices have increased this year.
- We have added cameras to all the gates this past year.

If the dumpster is full please take your trash with you.

Our current dues are:

- \$130 first lot owned
- \$75.00 per additional lot

Proposed dues:

- \$180.00 first lot owned
- \$105.00 per additional lot

Dues increase vote results

The ballots were distributed. The proposed due was approved by members. We had 4 no votes.

### Board Member Election - Jarid Love

We have 3 board members positions open this year. Jarid Love, Scott McDonald and Becky Holbrook. Becky is not able to run this year. She has obligations with her family. We would like to thank Becky for all she has done for the association. Becky said she is happy to help when she can. Nominations were taken from the floor. Morgan Warner nominated Jared Warner, Tammy Gardner nominated Morgan Warner, Russ Gardner was nominated but was not able to accept. A member asked if Jarid would be willing to run again. He said he and Scott both are interested in running again. No other nominees were suggested. This year the nominees to serve 3 year terms are Morgan Warner, Jared Warner, Jarid Love and Scott McDonald.

Each nominee was given time to introduce themselves to the members. The following members were nominated for the 3 year positions:

- Jarid Love
- Jared Warner
- Scott McDonald

The board had a short meeting after the annual meeting.

Board position for 2024/2025 are the following:

President - Chad Costello

Vice President - Jarid Love

Road Maintenance - WP/SH Scott McDonald, SCR Jared Warner, Stephen Jolley

Security/Safety - Shaun Hansen, Mike Edwards

Secretary - Terri

A member recommended getting fruit or healthier snacks.