



## PMLOA Board Notes

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| Location:      | Virtual   |
| Date:          | January 23, 2025  |
| Time:          | 6:00 p.m.   |
| In attendance: | Jared Warner, Mike Edwards, Shaun Hansen, Chad Costello, Jarid Love, Russel Smith, Scott McDonald and Terri Eagan |
| Absent:        |   |

### **Update on Action Items:**

1. Jared will set up a meeting with Scott, Mike, himself and Millet Excavation to discuss the roads. This meeting will take place in April. Suggested they meet for breakfast or lunch
2. Chad will email the board the association liability policy once he receives it back from the attorney with the changes. Not received from the attorney. The attorney Chad was working with left the company. He is working with another attorney.
3. Jarid will update the dues section in the By-Laws for the dues increase for 2025 and record with the county. This has not been recorded with Sanpete County.
4. Jarid will follow up with Brady Anderson and have him sign the easement agreement. This is done and Jarid will add it to google docs. Jarid will follow up on this item.
5. Post on facebook the association is not responsible for items in the parking lot. Chad will get this posted on the Facebook page.

### **New Items:**

1. Whispering Pines Road Budget
  - a. Have we billed them for roads? We have not billed WP3 for the road maintenance. Jarid and Chad will calculate their portion. The invoice from the 2024 road vendor was not specific. They are wanting us to sign the Meadow Road Agreement. Chad will resend out to the board.
  - b. WP3 invoice - their invoice for plowing is \$243.00

2. Stewardship Ranches Keys - If you look at the map, they are landowners which own everything north of our association. The road is at the end of Fassio's. They have a historical easement. Jarid communicated that we could give them 1 key. There are 4 partners in Stewardship Ranches and they are asking for 4 keys. They are not wanting to pay annual dues but are willing to contribute resources. Shaun recommended we charge them for their keys. They do a lot of hunting in that area. Mike is concerned they would be handing out keys to other people for hunting. Chad is concerned we voted that landowners outside the association receive 1 key. Mike suggests we sell them 1 key and if they want more, they would pay an annual due. The board approved 2 keys since there was a historical easement from several years back.
3. Gates - Spring & fall dates for lubricating. How are the gates doing in the winter? The side gate on 5 has been left open. Jarid doesn't see an issue since it's a small opening. We have not heard anything regarding the gates.

Shaun and Russel will lubricate all the gates. Shaun will lubricate in April and Russel will do it in May on the north side. Scott suggests we use gate lubrication. Chad will send them a pic of what he uses. Fall dates will be in October.

4. Parking Lot - parking permits. The parking lot is looking organized and people are parking in the best direction to allow for more parking space. Discussion regarding how many permits should be handed out. The board feels we cap the permits issued at 50. Shaun recommends we take an above view and present at the annual meeting. Chad recommends we have members reach out to the board in the fall annually. We will table this discussion until fall.
5. 2024 Final Budget Report - Jarid shared the financials with the board. Jarid said with the road maintenance with WP3 and Pine Creek invoices he will make some adjustments. He will have the report updated for the next meeting in February.
6. 2025 Schedule
  - a. Annual meeting date - May 31, 2025
  - b. Clean Up Day - add parking lot. Clean up day will be on June 14th, 2025.
  - c. When will road work start? The road work will begin April/May depending on weather.
  - d. Association newsletter will be sent out in March. We will finalize the newsletter in our February meeting. Jarid will send the 2024 newsletter to the board for review.
  - e. Due invoices will go out at the end of March.
7. Update maps with names in google docs. Scott will communicate to Terri when this is done. She will update the spreadsheet.

Shaun asked what is going on with Meadow Road where the rocks are? Ron Nay reported it is a problem with people hitting the rocks. Our board is not spending any money to change the road. Chad has been communicating with the Sanpete County Attorney. If the county attorney is involved it may help us.

We will add the roadway on Deer Run in front of Becky's previous lot to the February agenda. It is an encroachment of our roads. This was not approved by the association boards. We need to get this area fixed and work on the drainage. Mike asked everyone on the board not to make decisions without the board approval.

We need to look at the salt added to Deer Run and stay on top of it.

**Action Items:**

1. Chad will resend the Meadow Road Agreement to the board for review.
2. Jarid will update the 2024 final budget report for the meeting in February.
3. Jarid will send the 2024 newsletter to the board for review.
4. Finalize the newsletter in the February meeting.
5. Scott will communicate to Terri when maps are updated.
6. Terri will add Deer Run Road to the February agenda regarding the encroachment and salt.

**Next Board Meeting**

February 26, 2025

**Future Action Items:**

1. Some of the information given at the annual meeting was repeated several times (i.e) safety and road information. (March 2025)
2. Healthier snacks available at the annual meeting - Morgan (April)
3. We will have the road grader cut out off the side of the road to help with run off (March 2025).
4. Add to annual meeting communication members communicate to the board if they need to leave building materials short term in the parking lot (March 2025).
5. Parking lot surveyed (June 2025).
6. Board reaching out to landowners to pull resources for spreading materials on the roads (April).
7. Chad recommends we have members reach out to the board in the fall annually. We will table this discussion until fall. (October 2025)