



Please join us for our 2025 Annual Member Meeting

May 31, 2025, 10:00 a.m.
Contoy Arena, 995 W 1000 S, Mount Pleasant

- Board Members will be available at **9:00-9:45 am** for questions, keys and remote purchases.
- If you are mailing your dues payment, please note that there is a new PO Box address:
P.O. Box #1091, Riverton, Utah 84065
- Upon arrival, please check in at the desk to verify contact information and receive ballots.
- The agenda for this year's meeting is below. To propose items of general interest to the agenda, please email: board@pinemountainloa.com.

2025 Meeting Agenda

Welcome – Chad Costello, President (1 min)

Annual Association Report – Chad Costello (10 min)

- The objectives of our Association dues are to
 1. Provide critical services such as road maintenance, dumpster, and gate repairs
 2. Minimize expense to landowners
 3. Provide a fair system that equally distributes costs
- You should have received invoices for 2025 dues. As a reminder, dues are:
 - \$180 per first lot owned
 - \$105 per additional lot
- Dues are to be paid by May 1. Please refer to pinemountainloa.com/dues for information about late payments and collection policy. Any Member who cannot pay their dues on time should contact the Board to make payment arrangements.
- 2024 Summary (SEE **ATTACHMENTS 1** FOR DETAILS)
- 2025 Budget (SEE **ATTACHMENTS 2** FOR DETAILS)



Road Maintenance Report - Jared Warner, Mike Edwards, Scott McDonald (10 min)

- Review completed 2024 road work
- Preview planned 2025 road work
- This year we have a new road contractor who will be working on our roads. We've hired Scott Millett of Milletts Excavation for the next 3 years. Road work will begin in May when the roads are dry enough to grade.
- With the dues increase, we'll be increasing the road budget from \$27,000 to \$38,000 for 2025. This will allow us to add more road base and address some areas that need additional work.
- At the end of 2024 we purchased extra culverts in bulk that will be used this year to address some areas that need extra drainage.
- **REMINDER:** If you have a culvert under your private road/driveway, it is your responsibility to make sure that the culvert and surrounding ditches are clear of debris and large enough to accommodate water runoff. Please check and clear your culverts.
- We now have an agreement in place with the Whispering Pines Association to better split costs on the maintenance of Meadow Road. We will be working on an agreement with Pine Ridge Estates this year as well.
- Please report any needed road repairs to board@pinemountainloa.com

Member Communication - Jarid Love (3 min)

- **Association Website:** pinemountainloa.com. You will find many helpful links, maps, documents and meeting notes on the website.
- **The Association Facebook Group:** facebook.com/groups/pmloa/. Association news will be posted here and it is also a great way for members to communicate about happenings, weather, buying/selling, etc. This will also be used for fire alerts.
- **The Association email list** is used to communicate news to Association Members. If you are not receiving our association email, please contact the Board to update or add your email to the list.

Safety and Security - Russel Smith, Shaun Hansen (7 min)

- Key Policy Reminders:
 - The key policy can be found on the website at pinemountainloa.com/keys/
 - Keys and remotes are limited to 10 of each per owned lot and can be purchased for \$15/key or \$25/remote.
 - If you have exceeded your allotment of 10 keys for your lot, the following lost key policy will apply:
 - Only one replacement may be requested per year.
 - Lost keys will be purchased on an increasing cost scale (\$100, \$250, \$500).
 - Keys and remotes are numbered and tracked by lot and belong to the lot.



- **If you are buying or selling property, the keys need to be transferred to the new landowners.** Keys that are not transferred will be subject to a lost key fee (each key and remote) at the time of sale.
- Duplication or selling of keys is not permitted. A fine will be enforced for violations.
- Security policy information can be found at pinemountainloa.com/safety-security
 - The association speed limit is 15 mph
 - Please keep Association gates closed and locked.
 - Gunfire is prohibited within the Association.
 - Fireworks are strictly prohibited within the Association.
 - Please ensure that your guests are aware of these policies.
- We will have 2 dumpsters this year. As a reminder:
 - The dumpsters are provided for household garbage only, no construction waste please.
 - If they are full, you will need to dispose of your garbage elsewhere.
 - Dumpsters are to remain locked. If you find one unlocked, please lock it.
 - Remember that the dumpsters are on a separate key (one per land owner) from the gates.
- The parking lot is for short term parking. Parking in the parking lot for more than 7 days requires a parking sticker. Any trailer or vehicle left longer than 7 days without a sticker will be towed at the owner's expense. Also, the Association is not responsible for items left in the parking lot.

Fire Mitigation & Safety - Chad Costello, Jarid Love (5 min)

- A joint Association Fire Council has been assembled to coordinate with Matt Christensen, the Central Utah WUI Coordinator for the FFSL (Forestry, Fire & State Lands). The associations involved are the Aspen Grove Group, Pine Creek Ranch, Pine Mountain, Pine Ridge Estates, and Whispering Pines.
- FFSL has been awarded a planning grant of \$35,000.00 from Utah State Catastrophic fire program to help map, plan and strategize wildfire mitigation efforts for the communities.
- We encourage the creation of defensible space around your cabin. For more information or tips on how to create defensible space, please talk to a member of the board.
- Please put your lot numbers near your lot entrance so they are visible to emergency vehicles.

Clean-up Day - Jarid Love (5 min)

- Clean-up Day will be **June 14th**. We will begin at **10:00am**. Please meet at the entrance of **Gate 1** to coordinate an area to clean. Refreshments will be provided.
- We invite all members to join us in this effort on this date. Please trim branches that overhang Association roads near your property, spray or remove thistle, and clean up trash. This is an ongoing responsibility of each member but we ask that you dedicate this day to our joint effort.
- Please stack any cut branches on the sides of the road and the Forest Service will be scheduled to come through with a wood chipper the following weeks (depending on availability).
- Cleared roads are critical for public safety as they allow access to emergency vehicles.



Board Member Election - Jarid Love (20 min)

- Nomination and election of Board Members. If unable to attend, you may designate a proxy by printing the form at the end of this newsletter. Ballots to be counted by member volunteers.
- Nominees will each be given 2 minutes on the microphone to introduce themselves and share any thoughts or comments they may have.

Member	Term	Action
2024 Scott McDonald	2 years remaining	
2024 Jarid Love	2 years remaining	
2024 Jared Warner	2 years remaining	
2022 Chad Costello	Term Complete	Position to fill (3 years)
2022 Michael Edwards	Term Complete	Position to fill (3 years)
2022 Shaun Hansen	Term Complete	Position to fill (3 years)
2024 Russel Smith	Board elected in 2024	Need to ratify

Member Comments - (20 min)

- Members are invited to express comments and suggestions. Please respect the time given to each member for their comments.
- Comments and suggestions may also be sent to: boardmembers@pinemountainloa.com
- Contact information updates and billing questions can be sent to: secretary@pinemountainloa.com

Thank you for your participation, and for helping to make Pine Mountain Land Owners Association a great place to be!



ATTACHMENT 1: 2024 FINANCIAL REPORT

Beginning Checking Balance		\$13,010.71
Beginning Savings Account Balance		\$33,469.69
Income	Budgeted	2024 Actual
Projected Dues	\$38,505.00	\$43,330.32
Member Fees	\$0.00	\$3,767.21
Key & Remote Sales	\$0.00	\$3,934.48
Shipping Fees	\$0.00	\$249.42
Bank Interest	\$50.00	\$4.00
Total Income	\$38,555.00	\$51,285.43
Expenses	Budgeted	2024 Actual
Roads	\$27,000.00	\$35,879.06
Gates & Maintenance	\$500.00	\$472.39
Signage & Security	\$50.00	\$149.00
Weed Control - Thistle	\$50.00	\$0.00
Corporation renewal fees	\$10.00	\$20.00
Legal Services & Fees (Recording Fees, Attorneys, etc...)	\$50.00	\$0.00
Liability Insurance (This will be paid in Nov)	\$1,063.00	\$1,056.00
Annual Party costs	\$300.00	\$251.62
Office Supplies	\$500.00	\$447.58
Postage	\$50.00	\$320.98
Secretary & Professional Fees	\$6,000.00	\$7,150.00
Garbage Dumpster	\$3,900.00	\$2,803.79
Go Daddy/Web fees	\$120.00	\$406.27
QuickBooks Online Accounting	\$1,120.77	\$1,100.97
Property Tax / Fed Tax / State Tax	\$35.00	\$32.18
Tax Preparation	\$350.00	\$375.00
Remote Controls and Keys	\$0.00	\$596.79
Credit Card Processing Fees	\$600.00	\$1,087.44
Cameras	\$500.00	\$675.99
Bank Fees	\$0.00	\$0.00
Sanpete County Fees	\$150.00	\$68.68
Bad Debt	\$0.00	\$451.56
Subtotal	\$42,348.77	\$53,345.30
Ending Checking Balance		\$9,519.52
Ending Savings Balance		\$33,473.69
Difference	\$3,793.77	\$2,059.87



ATTACHMENT 2: 2025 BUDGET

Income	2025 Budget
Projected Dues	\$53,445.00
Member Fees	\$0.00
Key & Remote Sales	\$0.00
Shipping Fees	\$0.00
Bank Interest	\$0.00
Total Income	\$53,445.00
Expenses	2025 Budget
Roads	\$38,000.00
Gates & Maintenance	\$500.00
Signage & Security	\$200.00
Corporation renewal fees	\$20.00
Legal Services & Fees (Recording Fees, Attorneys, etc...)	\$50.00
Liability Insurance (This will be paid in Nov)	\$1,060.00
Annual Party & Cleanup Day	\$300.00
Office Supplies	\$500.00
Postage	\$50.00
Secretary & Professional Fees	\$6,000.00
Garbage Dumpster	\$3,045.00
GoDaddy Web fees	\$410.00
QuickBooks Online Accounting	\$1,100.00
Property Tax / Fed Tax / State Tax	\$35.00
Tax Preparation	\$375.00
Remote Controls and Keys	\$0.00
Credit Card Processing Fees	\$1,000.00
Cameras	\$650.00
Bank Fees	\$0.00
Sanpete County Fees	\$150.00
Subtotal	\$53,445.00



ATTACHMENT 3: PROXY VOTE FORM

If you are unable to attend the annual meeting, you may use the following proxy form to delegate your vote. Proxy forms must be notarized and the designee must provide identification.

PMLOA Official Proxy Form 2025

I/We _____, owner(s) of Lot(s) _____ do hereby give my/our PROXY vote to _____, (may designate another Association Member, or "Current Board President") to vote on my behalf, on all matters presented at the Annual Membership Meeting of Pine Mountain Land Owners Association to be held May 31st, 2025 at 10:00 a.m. at Contoy Arena, 995 W 1000 S, Mount Pleasant, Utah.

Signed: _____ Date: _____

SUBSCRIBED and SWORN to before me this ____ day of _____, 2025

NOTARY PUBLIC