



# Annual Meeting

May 31, 2025

**Welcome**

# Agenda

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- **Welcome (Board Intro & 2024 Summary)** – Jarid Love
- **Financial Report** – Jarid Love
- **Road Maintenance Report & 2025 Plans** – Jared Warner, Mike Edwards, Scott McDonald
- **Member Communication & Website** – Jarid Love
- **Safety & Security** – Shaun Hansen
- **Cleanup Day** – Jarid Love
- **Board Member Election**
- **Member Comments** – Open Mic Time

# Introduction of 2024-2025 Board

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President	Chad Costello	(678) 897-9222
Vice President	Jarid Love	(801) 361-2290
Roads (Spring City Rancheros)	Michael Edwards	(801) 376-1977
Roads (Spring City Rancheros)	Jared Warner	(801) 372-5221
Roads (Whispering Pines 2/SkyHi)	Scott McDonald	(801) 679-6799
Safety and Security	Shaun Hansen	(801) 898-0055
Safety and Security	Russel Smith	(801) 414-1724
Secretary	Terri Eagan	(801) 664-2237

# 2024 Summary

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- Association cleanup continues to be successful and we'll continue to follow the same format.
- Single key per land owner for dumpsters is working well to discourage abuse.
- 2nd winter with parking stickers, parking was the best ever
  - 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. We did remove some old snowmobiles last year.

# Financial Report

Jarid Love

# Annual Dues Report

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As determined by membership vote in 2024, the 2025 dues are now:

- \$180 per first lot owned
- \$105 per additional lot
- 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.

# Objective of the Dues



The primary objectives of the 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



# 2024 Year End Report

## Summary

Beginning Checking Balance		\$13,010.71
Beginning Savings Account Balance		\$33,469.69
<b>Income</b>		<b>\$51,285.43</b>
Dues		\$43,330.32
Member Fees (transfer fees, gate damage)		\$3,767.21
Key & Remote Sales		\$3,934.48
Shipping Fees		\$249.42
Bank Interest		\$4.00
<b>Expenses</b>		<b>\$53,345.30</b>
<b>Summary</b>		
Net Revenue		-\$2,059.87
Ending Checking Account Balance		\$9,519.52
Ending Savings Account Balance		\$33,473.69
<b>Total Cash Assets</b>		<b>\$46,480.40</b>

# 2024 Year End Report

## Expenses

Budgeted Expenses	
Roads	\$35,879.06
Gates & Maintenance	\$472.39
Signage & Security	\$149.00
Weed Control - Thistle	\$0.00
Corporation renewal fees	\$20.00
Legal Services & Fees (Recording Fees, Attorneys, etc...)	\$0.00
Liability Insurance (This will be paid in Nov)	\$1,056.00
Annual Party & Cleanup Day	\$251.62
Office Supplies	\$447.58
Postage	\$320.98
Secretary & Professional Fees	\$7,150.00
Garbage Dumpster	\$2,803.79
GoDaddy Web fees	\$406.27
QuickBooks Online Accounting	\$1,100.97
Property Tax / Fed Tax / State Tax	\$32.18
Tax Preparation	\$375.00
Remote Controls and Keys	\$596.79
Credit Card Processing Fees	\$1,087.44
Cameras	\$675.99
Bank Fees	\$0.00
Sanpete County Fees	\$68.68
Bad Debt	\$451.56
Spending Total	\$53,345.30

# 2025 Budget

Projected Income:  
\$53,445.00

Expenses	
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
Bad Debt	\$0.00
<b>Total</b>	<b>\$53,445.00</b>

# Road Report and 2025 Plans

Jared Warner, Mike Edwards, Scott McDonald

# 2024 Road Report

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- The budget for 2024 road maintenance was \$27,000.00.
- The actual amount spent was \$35,879.06.
- We pre-purchased \$9000 of culvert for 2025 that will be used this year.
- All roads were graded except for dead end roads where the grader can't turn around.

# 2025 Road Plan

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- The budget for 2025 road maintenance is **\$38,000**.
  - SCR Budget = \$25,000
  - WP/SH Budget = \$13,000
- Whispering Pines 1 contributing for Meadow Road including snow plowing.
- This year we have a new road contractor who will be working on our roads. We've hired Millett Excavation for the next 3 years. Road work will begin in May when the roads are dry enough to grade.
- We'll be focusing on preventative maintenance
  - Identify areas that need additional culverts
  - Applying better roadbase

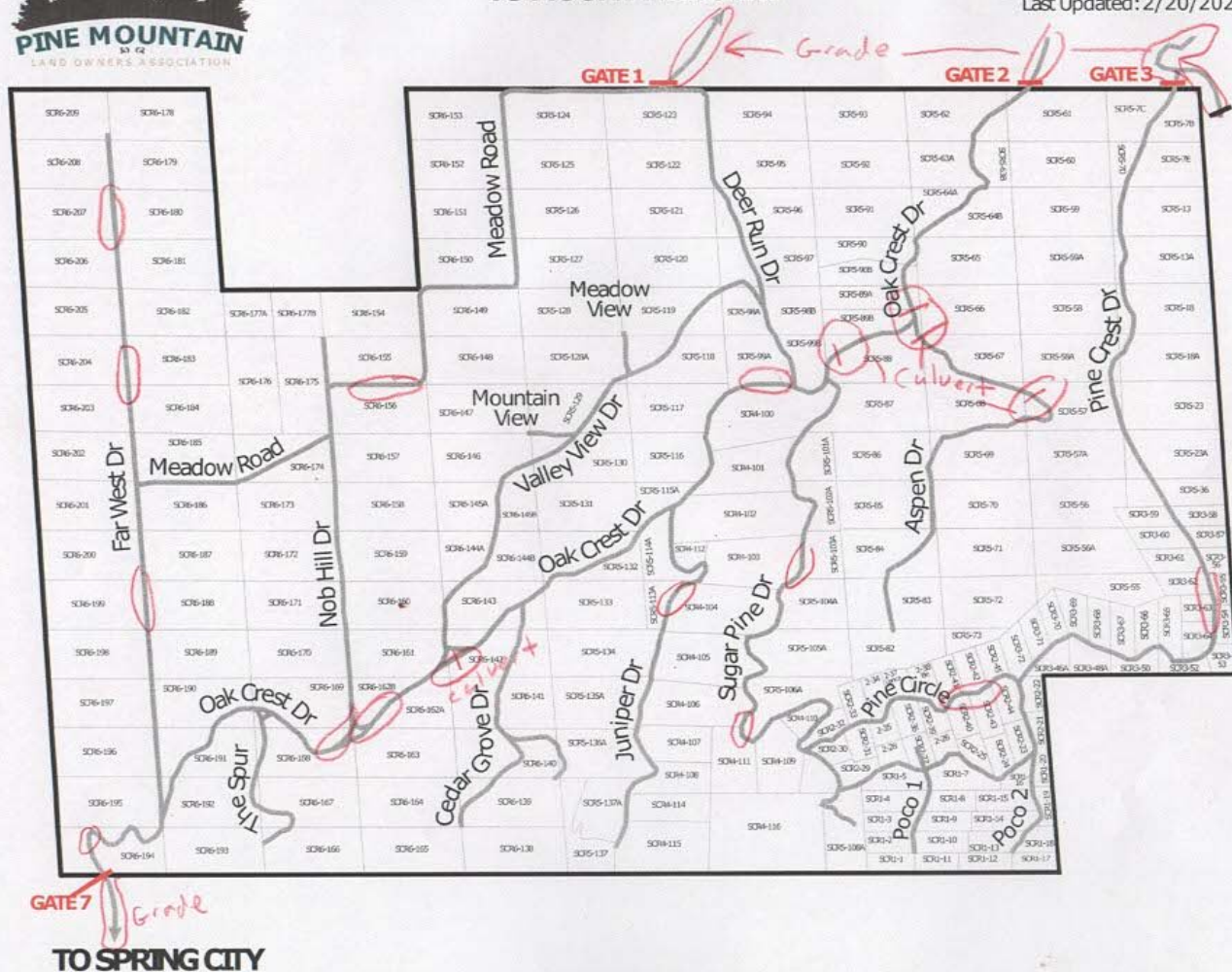




TO MOUNT PLEASANT

Spring City Rancheros (SCR)

Last Updated: 2/20/2025



TO SPRING CITY



# Culvert Reminder



- Culverts under the Association road are 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 Policy Reminders

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- 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. Trenching policy details can be found on the website.
- 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

# Member Communication

Jarid Love

# Website & Electronic Communication

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1. All important Association information will be sent via email. Please keep your email address current. Email address changes can be sent to [board@pinemountainloa.com](mailto:board@pinemountainloa.com)
2. The Association website is: [pinemountainloa.com](http://pinemountainloa.com)
3. The Association FaceBook group is the most efficient way for members to communicate about happenings, weather, animal sightings, buying/selling property, etc. Please join the FaceBook group **Pine Mountain Land Owners Association** at [www.facebook.com/groups/pmloa/](http://www.facebook.com/groups/pmloa/)

# Resources found on the Website

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1. Maps
2. CC&Rs & ByLaws
3. Annual and board meeting minutes
4. Financial statements
5. Policies such as:
  - a. Lock boxes on gates
  - b. Parking lot usage
  - c. Keys & remotes
6. Approved contractor list

# Safety & Security

Shaun Hansen

# Safety & Security Reminders

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- Gates
  - Gates should be left closed and locked. If you find them open, please close and lock them.
  - If electronic gates won't open or close, please report to the Board ASAP
- 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 Reminders

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- 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. Please 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.
  - The Association is not responsible for vandalism or theft



# Clean-up Day

Chad Costello

# Clean-up Day – June 14th 10:00 to 3:00

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## 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

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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 23th-26th** to come through with a wood chipper and **September 2nd-4th**
  - 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.

Please provide the board with your **Lot #** if you have a pile to be chipped



DO



DON'T

# Election of Board Members

# Election of Board Members (3 positions to fill)

Member	Term	Action
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
2024 Scott McDonald	2 years remaining	
2024 Jarid Love	2 years remaining	
2024 Jared Warner	2 years remaining	

# Board Member Nomination & Voting

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- 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
Rob Hall	Unanimous
Mark DaBell	Unanimous
Mike Edwards	Unanimous



# Open Microphone

# Open Microphone for Members

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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](mailto:boardmembers@pinemountainloa.com)



# Thank You

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