



PMLOA Board Meeting Notes

Location:	Virtual
Date:	August 27, 2026
Time:	6:00 p.m.
In attendance:	Jarid, Terri, Terry, Rob, Scott and Mike
Absent:	Russel, Mark

Update on Action Items:

1. Jarid is working on the Pine Ridge road agreement. Jarid has had additional conversations with them. This is not done. Jarid attended a meeting in Spring City regarding the fire. They said the fire is under control and why Spring City Canyon has been closed.
2. Scott will talk to Rick Goble about getting the fire escape road graded on the north side. Scott said Rick Goble didn't grade it. Jarid drove down the road and people could get out if there was a fire. We will grade it in the spring.
3. Rob will meet at Russel's shop and coordinate picking up the gate. Rob has picked up the gate, it is at his property. He has been waiting for it to get cooler. Terry will help Rob in the next couple of weeks to get this done.
4. Jarid will create a google doc form for the in-kind grant. This is not done, the board discussed other options members could enter their hours. Jarid will create a form on the website for members to log their hours.
5. Board, as driving around please take pictures of water that is puddling. Terry reported Valley View Drive is puddling. Aspen Drive is terrible where water has run and created ruts. Mike says it needs some kind of drainage system. Jarid asked Mike as he coordinates with Rick to have him work in this area next spring. Scott said a culvert needs to be installed by his place. We need to look at the area by Demill's and do work on Cedar Creek next spring.

New Items:

1. Deer Run plan - Rob showed the board the area where we need to install culverts. The board reviewed the area and discussed where the culverts need to start and end. Rob will adjust the plan. Also, we want to install a clean out, we're concerned about silk building up. Rob and Mike will work on

the plan. Rob will take his lazer over this weekend and see what grade we have. Rob will get the 3 bids. He will reach out to Steve Johansen, Rick Allred and Doug Shelley.

2. Participating landowners outside the association - Terri is wondering about a landowner outside the association who has not paid their 2026 dues. They have signed an easement agreement. Jarid will look at our easement agreement.
3. Road Work Update - we are done for the year. The board discussed areas for next year.
4. Review lockbox policy - 4 lockboxes were cut off gate 1 last weekend. Two of the owners of the lockboxes have contacted us. Terry has returned 2 of them. A contractor who couldn't get in the gate who was doing work for one of our members drove over the barbed wire fence that was low east of gate one. We will have the member fix the fence. Jarid will contact the member. There are several lockboxes on gate 5. Mike recommends we cut the lockboxes off. We will get a pic of gate 5 with the lockboxes. Jarid will take pictures of the lockboxes and post them on the website and FaceBook. We have been putting communication out on FaceBook regarding some of these issues. We will be diligent to send an email instead.
5. July board meeting notes approval notes were approved. Jarid will get them posted.

Jarid said the county is really enforcing 2 fire escapes before building in the area. Our association has 2 fire escapes but other associations around us may not.

Next Board Meeting:

September 24, 2026

Action Items:

1. Rob and Terry will install gate 8 in the next few weeks.
2. Jarid will create a form on the website to allow members to enter their work hours for the in-kind. This helps us with grants from the forest service to work in our area.
3. Rob and Mike will work on the plan for Deer Run. Rob will see what the grade is in this area.
4. Rob will contact 3 road contractors to bid to do the work.
5. Jarid will review our easement agreement.
6. Jarid will contact the member to fix the fence.
7. Jarid will post the notes from July on the website.
8. Jarid picture of lockboxes on gate 5 and post on the website and FaceBook.

Future Action Items:

1. Heritage Hills Township Update (October)
2. Barbed wire fencing (March)
3. Short term rentals (March)
4. Culvert by Robbie Lamb (March)
5. Road contractor to grade all roads in the association including fire escape roads prior to other road maintenance (March).
6. Mike will communicate with Rick Goble drainage work needed on Aspen Drive and Valley View Drive.
7. Install a culvert by Scott's place (March).
8. Look at the area by Demill's and do work on Cedar Creek (March).
9. Parking lot expansion.