
Mountain Views

**Newsletter Of The Pine Meadow Ranch Owners
Association Winter/Spring 2002**

We hope you are having a great winter season. The purpose of this newsletter is to inform you of the upcoming annual meeting (part 2), tell you about distribution of keys to the winter parking lot, and restrictions for parking on the plowed roads.

Annual Meeting Part II

As you are probably aware, the Annual Meeting of the Owners Association that was held last December was adjourned and will be finished at the second part of the meeting to be held:

Thursday, 24 January 2002

7 PM

Kearns High School Auditorium
5525 South 4800 West - Kearns

The reason the meeting needed to be continued later was that there was a misunderstanding of what offices were up for election, and it was only fair to allow those desiring to run to have that opportunity.

At the meeting on the 24th, we will be electing the following officers: Vice President, Treasurer, Secretary, Area 5 Representative & Area 6 Representative.

As you can see, this is a very critical meeting. A major portion of the Owners Association will be elected. The results of this election will strongly influence how the ranch is managed in the next few years. It is extremely important that you as a property

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owner attend this meeting and cast your vote.

Time will be given to all of the candidates to tell a little about themselves in addition to the short biographies included in this newsletter.

The Candidates

This is a list of the candidates running for board positions and the biographies that they provided us for printing. The candidate's home phone number follows their name in case you need more info than is provided.

VICE PRESIDENT

Dan Heath - 801-599-9348

Graduating from Utah State University in 1972 in history, Dan Heath has been a resident of Utah for almost 30 years now. In 1977 he obtained a real estate license and has been active in this field since then. Tiring of the big city traffic and smog of Salt Lake, he has chosen Forest Meadows to make a home, and has voluntarily served as Area 5 representative for the last 9 months.

Dan Heath's position:

"Our HOA is responsible for the direction in which this ranch grows, and I believe that the two greatest areas we should focus on, are fire safety, and providing the safest roads possible for the money you entrust to us. Finally, I am totally against the threat of litigation as a means of intimidation, and want no more HOA money spent for it until all other means of resolution are exhausted. I believe in building bridges with our neighbors and tearing down old fences."

Ken Hill -

Richard Perry - 942-6296

SECRETARY

Scot Erickson - 901-2785

Scot Erickson is a Utah native living in Summit County. He is a part time resident of Forest Meadows who is currently improving his property to build on at a later date. Scot has been a jeweler for 10 years, the last 3 of which he has owned his own business with his wife. Scot feels this gives him good experience for the job of secretary. As secretary, Scot will keep accurate minutes of all PMROA meetings and complete all tasks associated with the job. "I believe accurate record keeping will ensure that Pine Meadows Ranch HOA meetings remain democratic for all."

A.B. Johnson - 486-3004

My name is Alan "AB" Johnson. I have been since 1998, the Area 7 Representative for the PMROA and have been the "interim" secretary for the board for the past year plus, filling a vacant position. I would like to continue in this position as the Secretary in the upcoming January election - to continue working with the Owners Association to facilitate operating the Ranch. I feel that as the "interim" Secretary, I have done a very good job of organizing the bi-monthly Owners Association meetings and taking minutes as well as completing any assignments that I've been given. I have attended all Association meetings during the past year as well as meetings with Association legal counsel, Summit County government meetings, participated in the deer hunt security, etc. I also sit on the Pine Meadow Mutual Water Co. Board as the Owners Association Representative. I feel that I have the background and knowledge to continue to serve in this important position.

I have been visiting Pine Meadow Ranch since the late 1970's, staying with friends who bought into the Ranch in it's early days. We have owned our properties on Elk Road since 1991 and truly love the time we spend there. Change is constant in all of our

lives and there have been many changes on the Ranch in the past 20 plus years. I would like the opportunity to continue to serve on the Owners Association Board as the Secretary to represent objectively the needs and concerns of my friends and neighbors as the Ranch continues to develop..... Thanks Guys!!

TREASURER

John Bergerson - 801-266-6991

My name is John Bergerson, and I'm very interested in serving on the homeowners board as your treasurer.

I have owned my cabin on Elk Road for 2 years and my family and I have derived much pleasure from using our property year-round. My enjoyment has developed into a commitment to be involved in the Pine Meadows community and contribute to the continued sensible management of our area. I am committed to preserving what we have by managing inevitable change.

I am qualified to serve as your Treasurer. Experiences that qualify me for this position include: a master's degree in business; extensive experience with budgets, financial statements, and tax issues and codes through my career in the investment and finance field; and development and management of a multi-million dollar budget.

If you have any questions please call me or email me at: jbergerson@albionfinancial.com.

Calvin Cragun - 943-6547

Calvin Cragun received a masters degree in audiology from the University of Utah. He has sun several businesses and achieved great success. His name is listed in the Who's Who. He enjoys teaching the handicapped and really enjoys travel on his Goldwing motorcycle. He and his wife of 34 years, along with 4 kids and 7 grandchildren have enjoyed the Pine Meadow Ranch area for 17 years.

Kenneth L. Olson

Kenneth L. Olson is a CPA. He began his career in public accounting with Ernst and Ernst in 1973. He specialized in the real estate industry, providing auditing and consulting services to real estate development and construction companies. In 1979 he was hired by Moss Land Company, a local Sacramento real estate development company, where he became vice president of operations, and a member of the board of directors and executive committee. He later left this company to pursue real estate investments and management.

Mr. Olson is an experienced business owner and real estate investor. He has been involved in the formation and operation of over 20 partnerships and limited liability companies. He is presently the managing member of a real estate management company which oversees the firm's real estate holdings. The firm presently manages fourteen income producing properties which include mobile home parks and apartments. This management has required involvement in resurfacing streets, replacing underground utilities, managing private sewer and water systems, evaluating insurance, doing budgeting and interacting with residents. He presently is overseeing the construction of an RV park and manufactured housing subdivision in the Norman, Oklahoma area.

Mr. Olson is an active member of the Western Manufactured Housing Association. He served on its board of directors for four years, and as treasurer for one year. He is also a member of the American Institute of Certified Public Accountants.

Ken and his wife Sue are currently building a cabin on lot E-3 in Pine Meadows. They love this area and can't wait to spend more time enjoying the beauty of the mountains.

Chester Seivert - 521-6816

Chester received his bachelor's degree from BYU and Master's degree from Florida State University in Industrial

Education. He retired from the Duval County School System in Jacksonville, Florida where he was Director of Property Management with responsibility for purchasing and distribution of warehouse inventory for 165 schools. He also served in the Air force and retired from the Florida Air National Guard as Chief Master Sergeant where he worked in contracting, training, and personnel. He holds a Utah realtors license and is currently serving on the Management Committee of Canyon Road Towers in SLC. Chester and his wife, Linda moved to Utah in February 2001 to be closer to children and grandchildren. They purchased their cabin on Navajo Road last July and have enjoyed a beautiful summer, fall, and winter there.

AREA 5 REPRESENTATIVE

Steve Howard

Glennis Hutchinson - 801-466-9100

Let me introduce myself. I'm Glennis Hutchinson and I'm running for Area 5 Representative.

My husband, Bruce and I purchased property at the bottom of Pine Loop Road over 6 years ago. Lot 3 - Area 5. We built a cabin which we have been enjoying for the last 3 years.

We love the pristine environment and the abundant wildlife that are found on the ranch and I am committed toward maintaining that beauty. We use the cabin often, but are not full-time residents of the area and I am in favor of keeping the ranch recreational.

I welcome communication with others who have property in Area 5, as I would like to serve as the voice of everyone. My home phone number is listed above or send me a fax at 801-566-9107.

AREA 6 REPRESENTATIVE

Andy Walsche

The Board is Looking for a new Ranch Manager

As was discussed in the last newsletter, the Owners Association is looking for a new full-time Ranch Manager. If you are interested in this position - or want to apply, please contact the HOA Board President, Scott Boyle at 801-233-9254.

Winter Parking

The experiment of plowing Toll Gate all the way up to the gravel pit for winter parking has been successful so far. We do want to make some observations:

1. When parking in the gravel pit parking lot, PLEASE keep the lower level for cars and trucks. The upper level to the West is designated for snowmobiles and snow cats. When people leave snow machines in the car lot it makes it impossible to plow the area properly. A new set of signs will show where various vehicles go.

Do Not Park on the Side of the Road Between I-80 and Gravel Pit

Numerous people have been parking along the side of the

road in Toll Gate Canyon, by Bobcat Springs and other locations along the road. This should stop. The only authorized parking area is the Gravel Pit - unless you have plowed out an area for your personal parking. This parking causes a safety hazard and also makes plowing impossible. The HOA board appreciates your support of this policy.

And finally.....

THE KEYS

Keys to the lock on the gate to the gravel pit parking area will be distributed at the upcoming Annual Meeting (Part II). There is no charge for your key. There is one key available for each property owner. If you cannot attend the Jan 24th meeting and want a key, please send your name and address plus \$5.00 for packaging and postage to:

Pine Meadow Owners Association
P.O. Box 520897
Salt Lake City, Utah 84152-0897