

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SANDY LIBRARY MEETING ROOM
10100 SOUTH PETUNIA WAY - 1450 EAST
March 22, 2011

CONTENT SUMMARY

Approval of Minutes

At the last meeting the Board approved a motion to change the procedure for closed sessions. It was later discovered that the approved new procedure did not comply with the Utah Open Meetings Act.

MOTION: Mr. Foster moved to defer to the previous process for closed sessions as follows: If the Board finds it necessary to move into closed session to discuss matters that are not for the public, the session will be taped but the discussion will be omitted in the written minutes. The written minutes will make reference that the Board was in closed session.

Bob Burdette noted that Amy Jackson had seconded the motion when it was originally sent by email.

VOTE: The motion passed unanimously.

- The minutes of February 22, 2011 were tabled to the next meeting.

Owner/Visitor Open Forum and other owner communications

- It was noted that the complaint regarding the snow berm on Uintah View has been resolved. The berm was caused by naturally drifting snow.

ECC Plan Review

- Tom Deaver would present building plans for himself at the next meeting. To avoid a conflict of approving his own plans, he had asked Mr. Heath to sign the documents with him.

Water Company Update

- Water was turned off on the Ranch due to a leak that was draining the source.

- The Water Company is trying to find the leak, but deep snow and drained tanks made it difficult
- The Water Company is looking at short and long terms projects to resolve the water situation.
- The spigot at Bobcat Springs was turned on and available to those who want to fill containers.

Ranch Manager's Report

- Equipment Status
- The dump had a broken axle. Jody had ordered parts and would do the repairs himself.
- Projects completed or in-progress
- Projects Anticipated
- Signage for artery roads.
- Mag Chloride application
- Asphalt
- Sand shed for next winter.

Old Business

- Discussion on parking lots.

New Business

- The Board read and discussed correspondence from three property owners

Monthly Budget Review

- Review of unpaid bills

MOTION: Bob Burdette made a motion to pay all the bills outlined. Suzanne Larsen seconded the motion.

VOTE: The motion passed unanimously.

- Reviewed Revenue Recovery contract.

Meeting adjourned at 8:09 p.m.