

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
RANCH MANAGER'S OFFICE
AUGUST 23, 2011

CONTENT SUMMARY

Minutes

July 26, 2011

MOTION: Alan Powell moved to APPROVE the minutes of July 26, 2011 as corrected. Suzanne Larson seconded the motion.

VOTE: The motion passed 4-0-2. Bruce Hutchinson and Mike Gonzales abstained since they had not attended that meeting.

Public Input and other Owner Communications

- Discussed issues with ATVs and other off-road vehicles.
- Renter problems on Arapaho Drive
- Letters of non-compliance.

Environmental Control Committee Plan Review

- Review of Gonzales Impact Fee

Water Board Update

- The primary discussion at the Water Board meeting was DDW loan negotiations.
- The Pine Meadow Drive project was postponed pending the I-Plat project.

Ranch Manager's Report

- Culvert project on Lower Tollgate to begin mid-September.
- Jody has been filling in bar ditches and putting Rotomill on certain roads.
- Roads to be graveled.
- Alan Powell reported on the chipper crew.
- Grade sweep on Elk Road still needed to occur

Old Business

- SSD Update
- Towing in lower lots. Most of the vehicles had been removed and the lots were cleaned up.
- Discussion how to manage those lots in the future.

MOTION: Hutch Foster made a motion to dedicate the two lower lots to short-term parking of one week or less, and the vehicle must display a Pine Meadow Ranch Owners Association sticker. If the vehicle has not moved after one week or does not

display a sticker, it would be subject to towing. Scott Erickson seconded the motion.

VOTE: The motion passed unanimously

New Business

- Winter meeting location, requiring a change to meet on the third Tuesday of each month.

Monthly Budget Review

- Bob Burdette reviewed the unpaid bills totaling \$27,766.43

MOTION: Bob Burdette made a motion to pay all the unpaid bills presented. Suzanne Larson seconded the motion.

VOTE: The motion passed unanimously.

Assignment Review

- Mr. Hutchinson would double check the dates for the Fall meeting schedule and confirm with the Fire Station.
- Mr. Powell would follow up with the chipper crew.
- Mr. Deaver and Ms. Jackson would work on wording for the parking lot signs.
- Mr. Hutchinson would send a letter of non-compliance regarding a sign on Pine Loop

- Scot Erickson resigned from the Board due to a change in his school schedule

The meeting adjourned at 8:34 p.m.