

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SANDY LIBRARY MEETING ROOM
10100 SOUTH PETUNIA WAY - 1450 EAST
JANUARY 25, 2011

CONTENT SUMMARY

Approval of Minutes - November 15, 2010

MOTION: MOTION: Bob Burdette moved to APPROVE the minutes of November 15, 2010. Amy Jackson seconded the motion.

VOTE: The motion passed unanimously.

Mr. Foster noted that the December 28th meeting was an executive session without a quorum. The Board was able to pay the bills with a proxy vote from Dan Heath.

MOTION: Amy Jackson moved to APPROVE the minutes of December 28, 2010. Bob Burdette seconded the motion.

VOTE: The motion passed unanimously.

Owner/Visitor Open Forum and other owner communications

- Letter from Debra Rakes regarding short-term rentals was tabled until later in the meeting when that item was scheduled to be discussed.

ECC Plan Review

- Clarification on process whether additions to existing structures need to be approved by the Board.

Ranch Manager's Report

- Equipment Status
- Request to split dozer rental costs with Water Company

MOTION: Tom Deaver made a motion to APPROVE proposed budget Jody Robinson needed for the dozer and the grader repairs. Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

- Projects completed or in-progress
- Projects Anticipated
- A suggestion was made to officially thank Eric Cylvick, Lot PI-E-51 in the minutes for his equipment and personal time to clear an area during a heavy snow storm when the grader could not be used.

MOTION: Tom Deaver made a motion to thank Eric Cylvick for his voluntary assistance. Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

Water Board Update

- Dan Heath had attended the Water Board meeting and provided an update.

Old Business

- Short Term Rentals

MOTION: Dan Heath made a motion to rescind the language from the Rules and Regulations that was adopted a number of years ago for short-term rental prohibition, and to delete any mention of the language in the building guidelines. Scot Erickson seconded the motion.

VOTE: The motion passed 10-0-1. One board member abstained.

- Dan Heath volunteered to create a simple guideline document and include a penalty schedule.
- A violation report form would be posted on the website with a link to the area rep.

New Business

- Discussion on future meeting locations.

Monthly Budget Review

- Review of unpaid bills

MOTION: Bob Burdette made a motion to pay all the bills and mileage reimbursements

as outlined. Bruce Hutchinson seconded the motion.

VOTE: The motion passed unanimously.

Meeting adjourned at 8:38 p.m.