

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
RANCH MANAGER'S OFFICE
OCTOBER 25, 2011

CONTENT SUMMARY

Minutes

September 27, 2011

MOTION: Suzanne Larson moved to APPROVE the minutes of September 27, 2011 as corrected. Bob Burdette seconded the motion.

VOTE: The motion passed 4-0-1. Tom Deaver abstained since he had not attended that meeting.

Public Input and other Owner Communications

- Questions on why shack was moved
- Unapproved construction on Lot D59
- Letter of non-compliance.
- Complaint from Lot C69, about grading over culvert.

Environmental Control Committee Plan Review

- Area reps should inventory their areas before the weather turns bad.
- Complaint about hole in the road stuffed with logs on Alexander Canyon Road.

Water Board Update

- Water Board holding Annual meeting
- Rate increase due to development of well and installation of new meters.
- Discussion on how Water Company operates.

Ranch Manager's Report

- Vehicle maintenance, cutting edge for grader and plow and new tires for small plow truck and grader.
- Stockpiling sand for winter
- Jody did small off-Ranch project at owner's request. Carol would bill owner at standard rate.
- Road work on Windy Ridge
- Road damage on Windy Ridge
- Long term parked construction vehicles.
- Send letters of non-compliance.
- Monitoring the deer hunt

Old Business

- Update on mailbox project.
- Discussion on Deer Meadows.

MOTION: Mr. Foster made a motion that in its current form, the Pine Meadow Ranch Association Board was opposed to the Deer Meadows SPA proposal. Bob Burdette seconded the motion.

VOTE: The motion passed unanimously.

New Business

- Agenda for Annual meeting.
- Discussion on plowing the connector.

MOTION: Tom Deaver made a motion to budget \$6500 for plowing a connector between Pine Meadow and Forest Meadow. The actual route would be decided at a later time. Suzanne Larson seconded the motion.

Monthly Budget Review

- Bob Burdette reviewed the unpaid bills.

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

VOTE: The motion passed unanimously.

- Discussion on continued legal fees to pursue SSD or Special Service Area.

MOTION: Mr. Powell made a motion to budget \$2,000 to continue legal research on the Special Service Area. Tom Deaver seconded the motion.

VOTE: The motion passed 5-4.

The meeting adjourned at 8:50 p.m.

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