

PINE MEADOW RANCH HOME OWNERS ASSOCIATION

2018 ELECTION

CANDIDATE STATEMENTS

PRESIDENT

PAMELA MIDDLETON: Pamela loves living full-time on the ranch, where she works from home as an environmental consultant. You may see her running with her dog and other friends from the neighborhood, or out plowing in the winter. In 2017, she joined the board as secretary. In September, she stepped in to fill the role as HOA president. Pamela understands she has some big shoes to fill. She hopes to continue the forward momentum in combining and revising the CC&Rs and keeping the neighborhood a safe and beautiful place to live/visit/own land. Pamela hopes to have the honor to continue to represent the community on the board.

PRESIDENT

SCOTT BOYLE: I've owned land in Pine Meadow since 1978. In the past, I served as President of the PMROA for 10 years. Under my direction as President, the SSD was dissolved, the Water company was created, Tollgate Canyon road was paved, snow plowing policy was developed and snow plowing was started, after several legal battles Oil Well road and the lower Forest Meadow road will always remain open for the ranch owners to use. I want to see PMROA continue to move in a positive direction.

SECRETARY

JANN LEVITRE: Jann is currently serving as the HOA Board Secretary and is a Utah native having lived on the ranch full time for 3 years with her husband, Nolan Mitchell. As Secretary she will strive to improve communication between the residents of Tollgate and the board by helping to implement new means of communication as well as support existing methods. She is passionate about maintaining the rural "feel" of our mountain community while balancing the needs of all residents and will continue to help move forward current board projects like Fire Safety and updated CC&R's. Contact jannlevitre@gmail.com with any questions

AREA 3 REPRESENTATIVE

JOSEPH PAGEL: Joseph Pagel is running for PMRHOA Area 3 representative position. During this time Joseph will work relentlessly to ensure the residents of his area are well represented and their voices are heard. Joseph is a motivated person that is passionate about helping others and being involved in his community. Joseph is a full time resident of Tollgate Canyon living on Modoc Loop. Joseph has extensive professional experience being the AT&T Giga-Power Project Manager and Century Link Field Service Manager, leading hundreds of Technicians and Engineers. Joseph will use this experience while representing the residents of Area 3.

AREA 4 REPRESENTATIVE

NICOLE GAMBLING IRVING: I currently live full time year round on Heather Lane with my husband and our two children. So far we have enjoyed Tollgate immensely and are excited about raising our kids in a mountain town lifestyle. We love both our full time and part time neighbors and look forward getting more involved with our community so we can preserve this unique culture that we all enjoy...

AREA 5 REPRESENTATIVE

BRUCE HUTCHINSON: My name is Bruce Hutchinson. I am a part-time resident at the ranch. I have owned property in Pine Meadow Ranch since 1995 and have had an inhabitable cabin since 1999. I have served as Secretary and as Area 5 Representative of PMROA for several terms. I have seen much change in the PMROA board and feel I lend a long term stabilizing factor on the board. Since the board has decided to investigate modifying the CC&R's, and I have a good understanding of what has been done, I would like to continue serving as your representative for another term. I value the pristine openness of the ranch and I believe I could lend much to the PMROA serving as area 5 representative again.

AREA 5 REPRESENTATIVE

CAROLYN STRATHEARN: I have extensive knowledge and experience with HOA's and their CC&R's. I was a major player in finally bringing about the revamping of our seriously outdated documents. I plan on helping bring transparency to our HOA and encourage member involvement. I promise to keep the members of my area updated on current affairs as well as answering questions and bringing issues and concerns to the board in a timely manner. My door will always be open. I look forward to getting to know each and every member better over the next 3 years.

AREA 6 REPRESENTATIVE

TED BONNITT: With your vote I will continue as Area 6 Representative and HOA Committee Chair to update our CC&Rs (Protective Covenants). I was an organizer of this summer's community meeting, where 150+ owners expressed their concerns about the ranch's future. I will follow your guidance and make it a Board priority to clarify our rules and regulations. My goal is to protect our investments and preserve the natural character of Tollgate in a time of rapid growth and change. My family has owned in Tollgate since 1996 and we built our home in 2002. Our heart is in Tollgate. Thanks.

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CANDIDATE STATEMENTS, cont'd

From the CCR's Committee: Efforts are underway by the PMRHOA Board to clarify our ranch rules and regulations (CC&Rs). We encourage all members to attend upcoming membership community input meetings to be held during winter and spring of 2019, with a full membership vote for approval planned for July 2019. Dates for the membership input meetings and vote to be announced later.

*NOTICE to Owners: If you plan to park at the Gravel Pit (upper, lower) parking areas, you will need a parking decal. Owners are allowed up to 5 per lot and they are \$1/each. There are 2 kinds, inside the window of a vehicle and outside on the bumper. Parking vehicles in these areas without a parking decal will be towed. Please keep in mind there is no security at any of the parking areas. Park at your own risk. Trailers are to park in the upper parking area. Vehicles are to park in the lower parking area. This is short term parking. There is absolutely no parking on the roads allowed. Parking violators will be subject to fines.
We appreciate your continued support!*