

Approved  
February 16, 2021  
as written

PINE MEADOW RANCH OWNERS ASSOCIATION  
MONTHLY BOARD MEETING  
VIA ZOOM VIDEO CONFERENCE  
JANUARY 19, 2021

In Attendance: George Sears, President; Nick Jackson, Vice President; Michelle Sutor, Secretary; Andrew Pagel, Treasurer; Dwaine Anderson (Area 1); Jill Wilson (Area 3); Nicole Irving (Area 4); Bruce Hutchinson (Area 5); Paul Sutor (Area 6); Scott Boyle (Area 7).

Ex Officio: Jody Robinson, Ranch Manager; Robert Rosing, HOA Legal Counsel

Excused: Bennett Wetch (Area 2).

Guests: Lynne Kerr & Hunter Jackson, FM-C-41; Andi Harris, Lot FM-B-29; Amy & Jason Smith, Lot FM-C-57; Laura Grover, Lot PI-F-57; Gianni Donati, Lot FM-D-87-B; Steve Johnson, SS-144-C; Steve Angerosa, FM-D-144; Sam Vincent, Lot PI-19; Colleen Olson, PI-C-23; Kelly Hannah, PI-F-25

George Sears called the virtual meeting to order at 6:32 p.m.

George Sears welcomed Dwaine Anderson (Area 1) and Jill Wilson (Area 3), the new members who were elected to the Board in November. He asked Mr. Anderson and Ms. Wilson to briefly introduce themselves.

Jill Wilson stated that she and her husband moved to the Ranch last April. She is originally from Texas and her husband is originally from West Virginia. They have a four-month-old daughter. Ms. Wilson works as a radiology resident physician at the University in Salt Lake. Her husband is a ski patroller at the Canyons. They love living at Pine Meadow Ranch.

Dwaine Anderson stated that he was born and raised in the Midwest. His family is in Park City and his father, brothers, and sisters were born in Park City. Mr. Anderson has owned property on the Mountain since 1983. He loves the area but due to the cold winters he lives in Las Vegas. Mr. Anderson is a civil engineer and an active contractor in Nevada and Utah.

### **Approval of Minutes – December 15, 2020**

Mr. Sears noted that Robert Rosing was not present at the December meeting and the minutes should be corrected to reflect that he was excused.

MOTION: Michelle Sutor moved to approve the Minutes of December 15, 2020. Paul Sutor seconded the motion.

VOTE: The motion passed unanimously.

## **Ranch Manager's Report**

Jody Robinson stated they have been working around the shop, plowing snow, and sanding the roads. Snow plowing has been slow due to the warmer and drier weather.

Jody reported that the tractor repair is finished, but the repair bill needs to be paid before the company will bring it back. Mr. Sears noted that the repair bill was on the list of unpaid bills for payment this evening.

The rest of the equipment was running fine and there were no other repairs or breakdowns.

Mr. Sears noted that many people have inquired about gravel on the roads.

Mr. Sears reported that people have indicated that the roads have been challenging on their tires going up and down the asphalt area of Tollgate Canyon. The Board has discussed this to try to understand the problem. Mr. Sears believed that weather was the major culprit because of the lack of snow. The roads are graveled and sanded in preparation for snow and that makes it difficult to drive on the roads when there is no snow.

Jody stated that the only difference in the material this year is that it does not have dirt in it that freezes and goes solid in the sand shed and in the sanders. It is the same rock as the road base they put on the roads in the summer. The rock is 1" minus drain rock.

Jody clarified that the rock he uses is 1" minus material. It is the same as the 1" road base they put on the roads in the summer. Jody clarified that last year he used ¾" minus, but it was too small and did not provide adequate traction on the steep hills. For that reason, he went back to using the 1" minus they used in prior years.

Someone stated that she has not had a problem with her tires, but she read on Facebook the number of people who had tires blown out because of the gravel. She asked if Jody was getting gravel from a different source this year. Jody replied that it came from the old gravel pit in Wanship where he always gets their material. The company is SVO. He noted that the gravel pit was closed for a couple of years and Jon Hellander opened it up again this year. Last year he purchased the gravel from Crandall Crushing but he was unhappy with the gravel because it made the roads unsafe.

Scott Boyle asked if the problem was occurring in only one area of Tollgate Canyon.

Jody had no idea where it was occurring. Mr. Boyle asked if the gravel was getting laid on everything except the pavement or on the pavement as well. Jody replied that it included the pavement.

Mr. Suitor realized that this was an unusual year, and the gravel is sitting above the road surface more than it has any other year because of the weather. He asked if it would be practical to buy peat gravel or some smaller gravel to use as an alternative in the winter when there is no snow. Jody thought that would be the most logical way to fix the problem; however, it is impossible to know what to plan on for weather, especially this year. Mr. Suitor asked if there was room to store the smaller gravel to have whenever it is needed. Jody asked if there was funding to purchase smaller gravel to store.

Mr. Sears thought the Board needed to look at the cost and then make a decision on whether it would be wise to have the smaller gravel on hand. Mr. Sears was more concerned about safety and less concerned with funding. If Jody believes there is a need based on safety and the Board supports the idea, they could figure out the funding aspect. Jody thought they should at least look at it next year. Mr. Sears remarked that this is a unique winter, and he was surprised at the lack of snow as he drove through the Ranch. He has never seen such small amounts of snow in his 20 years on the Ranch.

Mr. Boyle asked how Jody applies the gravel. Jody replied that he uses the sander. Mr. Boyle thought the gravel was fairly small to go through a sanding machine.

Mr. Sears appreciated Mr. Suitor's suggestion. If the Board could collectively come up with a better solution it should be looked at and considered. Mr. Sears noted that this is the third year of a drought and they need to be prepared for what might occur in the future based on their experience this year.

Mr. Sears encouraged anyone who had concerns or experienced problems to reach out to their Area Rep or the Executive Committee. The Board is aware of the situation and they are trying to find the best way to respond responsibly. They also need to be transparent to the owners as they dialogue with the Board.

Mr. Suitor stated that several owners approached him regarding the matter. He requested more details, but no one followed up or got back to him. Mr. Pagel noted that the Board needs to know what roads people drive on or other information to help them determine if there is a common denominator. Mr. Suitor stated that he is also concerned about the type of tire and the type of vehicle and whether it is a good match for the Ranch roads. Someone might be purchasing the same brand and model of tires

they bought years ago, but those tires are no longer built the same or have the same rating. Mr. Pagel stated that it would help the Board if people who experienced problems would provide the brand and model of their tires, the type of vehicle they were driving, and the roads they drive on. He also thought it would be helpful if the people who complain on Facebook would join the meeting and provide pertinent information.

Nicole Irving thought the alternative of smaller gravel was a good option going forward if there is another extremely low snow year.

Mr. Sears was not opposed to having Jody look at the suggested alternative. However, the current challenge is how to address this winter if snow levels continue to be low. He assumed if the problem was occurring on Tollgate, it would be more on the lower part of Tollgate. Mr. Sears reiterated that the Board was open to solutions and they welcome constructive feedback and suggested solutions from everyone experiencing the problem.

Ms. Irving asked if Jody monitors the dumpster lot as far as garbage and refuse on the ground. Jody stated that he keeps it plowed so the garbage trucks can get in and out, but he does not monitor the dumpster or the ground around the dumpster. Ms. Irving noted that the dumpster lots have been laden with garbage. It is HOA property and she asked if Jody and Porter would be willing to clean up that area if they have extra time. Jody stated that they would get it cleaned up.

Amy Smith, FM-C-57, suggested organizing a community group to keep the area cleaned. She told Jody to contact her if he wanted her to help find volunteers.

Mr. Suitor stated that he goes to the dumpster lot at least once a week to clean up some of the debris, but lately a lot of the refuse has been trapped underneath the dumpsters and there is no way to get to it.

Nick Jackson liked the idea of organizing a socially distanced community group.

### **Committee Reports**

Architectural Committee – Nick Jackson reported that the Architectural Committee had not received any applications, therefore, they had no recommendations to the Board on building plans.

Mr. Jackson thought it was important to start working on the changes to the Rules that the Board has discussed if they want the new rules to be effective as the building season begins. He noted that they talked about changes to the paperwork, and various other items. Mr. Jackson recommended making the changes to the Rules change a

priority to begin the process.

Roads and Parking Committee – Scott Boyle had compiled a list of issues raised in terms of parking and towing. He had received a picture on Bull Moose to add to the list, as well as parking issues on Oil Well, the dumpsters, mailboxes, and the gas line area. He planned to call Andi Harris on Monday to discuss the concerns she raised in December regarding road issues.

Mr. Hutchinson commented on a continual problem with people parking in the middle of the road where the private plows stop. If it ever snows, the problem will be much worse. Mr. Hutchinson thought the HOA needs to make sure that the plowers understand their responsibility. Mr. Sears asked Mr. Boyle if anything was done to identify those who plow in different areas. Mr. Boyle answered no. He sent out what was set up years ago regarding proof of insurance and some of the previous guidelines. Mr. Boyle stated that in the past they had the same issue with people parking on the roads where the plows stopped, and they had to take action with those individuals. He asked the Board members to review the information he sent them so it can be approved and sent to the plowers. Mr. Boyle stated that they still needed to identify those who are plowing to let them know the expectations of the HOA.

Mr. Suitor understood that the berms are supposed to be tapered to accommodate the snowmobiles. However, this year it has become a problem because people cannot tell the difference between a plowed road and a non-plowed road and people get stuck. Mr. Suitor stated that some people have suggested building up a berm to discourage people from driving on those snowmobile roads. He favored that suggestion because he is tired of pulling people out when they get stuck and having them destroy the areas where people snowmobile. Mr. Boyle did not disagree. If they can reach a point where they have specific guidelines, they can begin issuing letters of non-compliance and implementing fines.

Mr. Hutchinson stated that in the past, signs have been posted indicating the end of the plow route.

Mr. Sears asked the Area Reps and the homeowners to provide Mr. Boyle with the names of those in charge of the specific plow groups in their area. The Board could then put together a list of the individuals they need to talk to about plowing.

Mr. Sears noted that Mr. Boyle was given pictures showing people parking in the lower parking lot by the dumpsters without permits. He pointed out that if people see something can take a picture, the Board can start the process to address it. The Board welcomes assistance from the property owners to help manage the process.

Mr. Jackson clarified that every Board member has the authority to contact the towing company. If a Board member receives a report of a vehicle violating the posted rules, that Board Member can call Park City Towing.

Mr. Boyle noted that in the past the HOA had small stickers like the ones put on cars when cars are booted. Ms. Irving stated that she has those stickers and she could distribute some to the new Board members. Mr. Boyle remarked that the stickers are impossible to remove. If people park by the dumpsters without a parking sticker, they should consider putting a sticker on those cars letting the owner know they are in violation and the next time they will be towed. Mr. Jackson stated that signs are already posted and if a vehicle does not have a sticker or it is parked outside of the area of the signs, they can be towed. Mr. Jackson was not opposed to using the stickers as Mr. Boyle suggested.

Ms. Irving asked if the HOA was monitoring the mailbox lots and the lower lot. Mr. Jackson stated that the HOA monitoring that area was official approved by Summit County, but they do not have posted signs. Currently, it is on an ad hoc basis. However, if someone is specifically blocking traffic or blocking the mailboxes, or parked illegally, the HOA can enforce it. Ms. Irving thought that area was the appropriate place to use the stickers. It may not be urgent for the vehicle to move, but the owner is notified not to park there in the future. Ms. Irving offered to give stickers to Mr. Boyle, Mr. Anderson, and Ms. Wilson.

Steve Johnson, an owner on Lot SS-144-C, Bull Moose, stated that as a new owner it has been difficult to figure out where guests can park without getting towed. He has stickers that they use. He usually uses the dumpster lot but sometimes there are no parking spots. Mr. Sears stated that if Mr. Johnson has stickers there is limited parking below. They have arranged for some parking to occur on Oil Well Road, but that also requires stickers and cars can only park there for three days.

Mr. Jackson pointed out that if Mr. Johnson has stickers, his guests can park for relatively short periods of time without being towed. He explained that the Board eventually plans to provide additional information and maps and identify alternate parking places off the Ranch. Mr. Jackson stated that people could email him if they have questions about a particular place or time frame for parking.

Mr. Boyle pointed out that parking is also available at the gravel pit with a sticker.

Fire Committee – Paul Suitor stated that the committee was trying to set up a meeting with Dave but that has not occurred yet because of the holidays.

Mr. Sears remarked that because of the dry winter, everyone on the Mountain will need to be extremely vigilant going into Spring. The Board needs to make it a high priority in terms of how they communicate with the owners and visitors.

Communications – Michelle Suitor reported that she met with Rocky Donati last week and they were putting together a list of things new owners would like to know, such as where to park, how to get mail, etc. They will try to incorporate it into one creative welcome letter. The committee was also looking at possibly signing up for a service like Mail Jump where owners can subscribe to newsletters from the website. They were also looking to rearrange the website to include links for new owners on the homepage and making some things a little easier to find.

Kelly Hannah, Lot PI-F-25, stated that they are relatively new owners on the Mountain and there is a lot of deadwood on his property that he will be busy cutting for years. He asked if the woodpile burn pile is for the community and is it a yearly occurrence where people can stack wood and burn a giant pile.

Mr. Sears replied that the pile is burned once a year when winter begins to set in and the HOA gets approval from the Fire District at Summit County. He noted that this year the pile was burned just before Thanksgiving. Mr. Sears noted that the Board would be discussing the burn pile because this year the pile got out of control because of the wind damage that occurred. He had already spoken with Jody about it. Mr. Sears explained that Jody Robinson is also a part-time fire fighter and he works for the fire department in Wanship. He is very familiar with the proper protocols and responsibilities when they do the burn. The Board will need to make some decisions on how to move forward in the Spring when everyone gets back on their property and starts cutting wood again.

Mr. Suitor noted that they eventually closed the burn pile this year because they were concerned it was more than they could manage. If that happens again next year, Mr. Suitor thought they needed to do a better job of marking it off to keep it from getting too big.

Compliance – Mr. Sears stated that nothing has happened on compliance at this point. He remarked that compliance will come about in part as they figure out exactly how the rules and regulations will be administered. The committee members are George Sears, Andrew Pagel, Bruce Hutchinson and Scott Boyle. No one has taken the lead to initiate a committee meeting.

Community Improvements - Mr. Sears stated that he added this item after speaking with Michelle Suitor. It involves looking at projects that are community focused and that

people are involved with.

Ms. Irving did not have anything specific to address at this meeting. She did not believe there were additional plans other than wanting to further pursue the community area.

Ms. Suitor stated that she and Ms. Irving walked around with Joanna, who is also on the committee, to survey some of the area this summer. They have some thoughts and will put together a proposal on what could be done with the funds they currently have available. They also have ideas on looking at a fundraiser and some people have reached out offered to spearhead a fundraiser.

Mr. Sears requested having plans in place by the middle of April so they can move forward with it in the summer. Ms. Irving stated that they had a partial plan that needs to be written into a proposal. There were also items from last summer that needed to be compiled. Mr. Sears recognized the impact Covid has had on everyone; however, he was confident they could still move forward on many things with proper planning.

Mr. Hutchinson stressed the importance of considering the liability issue with playground equipment, etc. He did not believe they should propose anything that would add to the liability of the Board. Ms. Irving stated that she had communicated with the insurance agent to see what the insurance actually covers in terms of playground equipment, a pavilion, or things of that nature. Ms. Irving pointed out that most communities across the Country have areas where their community can congregate. She did not believe liability fears should prevent them from being more inclusive to families and younger people moving to the Mountain.

Mr. Sears thought Mr. Hutchinson raised a good point, and he was pleased that Ms. Irving was already looking into the insurance coverage.

Rentals - Mr. Sears had done a lot of research on rentals, and short term versus long term. He remarked that in Summit County rentals are driven by either unincorporated or incorporated places, and what can or cannot be done. He would be sharing his information with the committee. Mr. Sears stated that Paul and Michelle Suitor asked to be on the committee, as well as Mr. and Mrs. Donati. They will be looking at all the elements where they have the ability to put something in place relative to rules and regulations.

Mr. Sears stated that a year ago the Board was given recommendations on modifications to some of the rules and regulations around fire. He suggested that they have all the rules and regulations in place for many of the things they have talked about and to make sure they know what they plan to do before mid-summer so they can have

a meeting with the owners. Mr. Sears pointed out that input from the owners is required before they can make any modifications to the Rules and Regulations, and it is easier to get more people involved in the summer.

### **Water Board Meeting**

Mr. Hutchinson stated that he was unable to attend the last Water Board meeting and Mr. Suitor represented the HOA in his absence.

Mr. Suitor reported that the shared water connection to Mountain Regional was still being negotiated. The Water Board was also looking into another option of joining the Western Summit County Development Agreement.

Mr. Suitor stated that the Water Company plans to buy all the remaining cellular water meters that can be monitored from a cellphone. The Water Company has funds available to purchase the meters now. The meters that were previously purchased took a long time to come in so the Water Board decided to purchase the remaining meters now so they can be installed as soon as the snow melts. The plan is to have all the remaining meters installed this summer.

Mr. Pagel thanked Mr. Suitor for attending the water meetings to keep the Board updated. Mr. Pagel referred to Mr. Suitor's comment that the Water Board was looking at another option to switch the provider on the shared connection.

Mr. Suitor clarified that he did not mean that the Water Company would be leaving Mountain Regional. He explained that Pine Meadow Water has a relationship with Mountain Regional where the Water Company supplies water to an area that Mountain Regional cannot create enough pressure to service. It is a one-to-one relationship and the Water Company and Mountain Regional can serve each other water when necessary.

Mr. Suitor stated that the shared connection goes through an 8" pipe. However, the Water Company cannot measure low flow accurately and they are looking at a way to better measure. Both Mountain Regional and Pine Meadow Water understand that this is an issue, and both are working on trying to resolve it. Mr. Suitor remarked that the Water Company believes the leak they could not find last summer may have actually been low flow draining back through the system causing the loss of water. Mr. Suitor pointed out that fire requirements require the 8" pipe, and the Water Company was looking at other ways to measure the flow more accurately. It was still a work in progress.

Mr. Pagel stated that during the Water Company Annual Meeting they were expecting a signed agreement that Mountain Regional would provide water beyond the one to one when Pine Meadow Water needs to purchase water. Mr. Suitor replied that Mr. Pagel was correct; however, at this point they still did not have that agreement in writing. Mr. Pagel asked if the Water Company still intended to get that contract signed. Mr. Suitor answered yes.

Mr. Suitor reported on another option, but the Water Company first needs to absorb all of its debt, which would be approximately \$6700 to each homeowner before they could sign on to that contract. Mr. Suitor stated that a lot goes on in the Water Company and people should really attend their Board meetings.

Mr. Pagel stated that he was just trying to understand how water would be provided, especially considering the drought this winter. He was very concerned about this coming summer. Mr. Suitor reiterated that the Water Company has a handshake agreement with Mountain Regional, but at this point there is nothing in writing. He was not concerned about this year or even next, but if Mountain Regional were to get new management, Pine Meadow would be left out to dry unless there is an agreement in writing. Mr. Suitor believed that in 30 years they would not have water on the Mountain without Mountain Regional.

Mr. Sears stated that it is a complex element and the HOA needs to stay updated on what is happening and keep engaged. He noted that the companies were set up as two separate entities, but an HOA representative is always appointed as a board member on the Water Board. Both companies are integrated on how they operate, and they represent the same owners.

Mr. Hutchinson understood that Scott Boyle served on the Water Board when it was first set up. Since the Water Company will not Zoom their meetings and he cannot attend because of CoVid restrictions, Mr. Hutchinson recommended that Scott Boyle be appointed the HOA representative to the Water Board for this year.

Ms. Suitor stated that the Water Board, the Water Company requested that Paul Suitor represent the HOA on the Water Board because he has attended several meetings. Mr. Hutchinson stated that the HOA makes the recommendation to the Water Board. Mr. Sears agreed. The Board chooses who they want to have represent the HOA on the Water Board.

Mr. Suitor clarified that the Water Board only chose him because he had been attending the meetings. He did not believe they wanted him specifically, but they understood why Mr. Hutchinson was not attending and they needed someone at the meetings on a

regular basis. The Water Board is a small group, and they need to have a certain number for a quorum.

Mr. Boyle was willing to be the HOA representative to the Water Board. Mr. Hutchinson believed Mr. Boyle had the best understanding of what has been going on with the Water Company over the years. Mr. Sears asked if Mr. Suitor was interested in sitting on the Water Board or if he preferred to pass it to Mr. Boyle. Mr. Suitor stated that he would like to represent the HOA on the Water Board and he has been going to the meetings. He would like to be involved and he was more than willing to do it.

Mr. Pagel understood that Mr. Hutchinson recommended Scott Boyle because of his background with the Water Company. However, since Paul Suitor has taken the initiative to attend the Water Board meetings and has been involved, he thought Mr. Suitor should continue representing the HOA.

Mr. Pagel wanted it clear that his support for Mr. Suitor was not against having Mr. Boyle as the HOA representative. Mr. Boyle stated that he has been trying to get on the Water Board for years, but he was comfortable with whatever this Board decides.

Mr. Pagel asked if it was possible to push for two HOA representatives on the Water Board. Mr. Hutchinson stated that the CC&Rs mandates one HOA Board member as a member of their Board. It does not say it cannot be more than one. Mr. Sears clarified that other people could participate, but the HOA representative is one voting member who becomes part of the Board. He explained that four members are elected to the Water Board, and one is appointed from the HOA Board.

Mr. Pagel asked how the Board should proceed in deciding whether Mr. Suitor or Mr. Boyle would represent the HOA. Mr. Sears stated that he would like the Board members to think about it and he would email all the Board members asking for their thoughts.

### **Robert Rosing - Update**

Mr. Rosing had notified the Board that he left the firm he has been with for five years, along with three other attorneys. They started their own law firm in Park City to remain focused on HOA and real estate law in Summit and Wasatch Counties. He emphasized that this change would not affect the work he does with the Board. Mr. Rosing provided a brief legal background of the attorneys in the new firm. The Board congratulated Mr. Rosing on his new venture.

Mr. Pagel understood that the billing rate would remain the same. The only difference is

where they send the check. Mr. Rosing answered yes, but they should expect a final bill from his former law firm. He recalled that the combined bill for November and December was approximately \$2,000. Going forward the invoices will come from the new firm at the same billing rate. Mr. Pagel clarified that they would keep the same soft \$2,000 cap monthly threshold. Mr. Rosing will notify the HOA if the billing goes beyond that cap for Board approval.

### **Monthly Budget Review**

The Board reviewed the unpaid bills detail. The major invoice was the \$7,177.93 from Kubota for the tractor.

MOTION: Mr. Pagel moved to approve the unpaid bills as presented in the amount of \$12,909.83. Nick Jackson seconded the motion.

VOTE: The motion passed unanimously.

### **Public and Open Forum**

Colleen stated that she has lived on the Ranch for nine years and for the first time a very large rock got stuck in her tire. She was surprised to hear that other people have had the same problem this year.

Dwaine Anderson (Area 1) commented on the water discussion and asked if they were running out of water rights or water capacity. He wanted to know the core issue for potentially running out of water.

Mr. Hutchinson stated that the wells owned by the Water Company in the Ranch are producing far less than what is consumed. The Water Company stores the water at night to be used during the day. The Ranch will need significantly more water at full buildout than what the Water Company can produce. Mr. Hutchinson explained that Pine Meadow Water tied in with Mountain Regional Water because Mountain Regional could not pump to the Stagecoach Development, but Pine Meadow Water could. Both water companies traded services. Pine Meadow Water pumps to Stagecoach and they are reimbursed in kind for that water.

Mr. Hutchinson remarked that the Water Company would like a written document stating that Pine Meadow Water can purchase water and pump up to 150 gallons per minute from Mountain Regional for full buildout. At this point, they do not have that written agreement. What they have is a handshake agreement because both companies need each other.

Mr. Sears noted that the Water Company previously tried to drill additional wells, but they came up dry. Rather than continue to try and drill additional wells, they negotiated a handshake relationship with Mountain Regional to compensate for the fact that they could not find additional active wells.

Mr. Sears clarified that the Water Company has adequate water shares for full buildout but having water shares does not necessarily mean having water. The Water Company has been paying for those water shares for almost 20 years. He was president of the Water Board when they bought the additional water shares because they were inexpensive at that time. Mr. Sears stated that the Water Company did an analysis for full buildout of 800+ lots and they identified how many water shares would be needed over time. He believed the Water Company was still paying for those water shares.

Mr. Sears emphasized that the problem is not a lack of water shares. The issue is whether or not they can find places on the Ranch with water. He noted that there are 50 points of diversion in this area. He was unsure whether the Water Company had looked at those different points of diversion to fully determine where they might drill or where they might be able to obtain additional water on the Mountain. He noted that the cost is significant each time a well is drilled. The Water Company has taken the approach that it is less expensive to purchase water from Mountain Regional than it is to try and create new wells.

Mr. Hutchinson remarked that limited water is the reason why no outside watering is allowed on the Ranch.

Mr. Johnson stated that when Salt Lake City ran out of water a few decades ago, they developed and brought additional water into their system by developing their wells. Water rights can be traded and worked with, but he would like Pine Meadow to consider developing its own water as a possibility in order to be more independent. He thought it was a viable solution and he would personally like to revisit the issue.

Mr. Hutchinson stated that in past years the Water Company attempted to rework the current wells, but it did not help. He pointed out that the Water Company has tried many times to develop its own water, including drilling several new wells that did not produce. Mr. Sears pointed out that two years of drought adds to the challenge. The real question is how they proceed forward because every property owner is a shareholder in the Water Company, and they have a significant debt structure.

Mr. Pagel encouraged Mr. Johnson to attend the monthly Water Board meetings because his knowledge would be a great resource.

Jill Wilson (Area 3) wanted to know the current percent buildout of the 810 lots. Mr. Pagel replied that they were at 50% buildout. Mr. Sears thought 430 lots were already built out. There are more water connections because some people have water connections but never built on their property. Mr. Pagel stated that of the 430 lots that are built out, 170 are full-time residents.

Sam Vincent, Lot PI-19, stated that he and his wife are new owners. He asked if Mountain Regional has the production capacity they are talking about if they agree to sell water under the contract the Water Company was pursuing.

Mr. Sears replied that they currently have the capacity at this time. The challenge in Utah is that every water company is constrained by a lot of the water coming out of the mountains from snowpack. If there is a drought for five to seven years, the question is whether Mountain Regional could sustain Pine Meadow during that period of time.

Mr. Sears encouraged Mr. Anderson and Ms. Wilson to look at the different committees to see where they would like to serve. Winter is a slower time and now is the time to plan for the summer. He encouraged all the Board members to begin that process. He especially encouraged everyone look at the areas where they have accountability in their committees that deal with the Rules and Regulations. In his time on the Board, rules and regulations have come up a lot, but he has yet to see anything executed because it takes time and effort to look at the current Rules and Regulations and suggest how they might be changed.

Nick Jackson noted that Steven Johnson could not be heard, and he had typed a question into the chat feature. He asked about a typical HOA discussion around a building proposal. Mr. Jackson explained that the HOA has an architectural review committee that reviews applications based on the requirements on the website. The committee, which includes Board members and several community volunteers, discuss the plans and work with the owners in advance of the meeting to make sure everything required is submitted for the entire Board to approve or deny. The goal is for the committee to work with the owner to try to resolve any issues before coming to the Board meeting. The Architectural Committee makes a recommendation on the building plans for the entire Board to consider before they vote.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:22 p.m.

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