

**Approved
October 15, 2019
as written**

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
RANCH MANAGER'S OFFICE
SEPTEMBER 17, 2019

In Attendance: Pamela Middleton, President; Tom LeCheminant, Vice President; Jann LeVitre, Secretary; Stephanie Coleman (Area 1); Jeremy Jespersen (Area 2); Nicole Irving (Area 4); Bruce Hutchinson (Area 5); George Sears (Area 7); Ted Bonnitt (Area 6) participated via teleconference.

Ex Officio: Randy Larsen, Assistant Ranch Manager

Excused: Andrew Pagel, Treasurer; Joe Pagel (Area 3)

Guests: Garrett Hough, Lot FM-D-161; Kyle Stewart, Lot FM-D-161; Heather Wetch, Lots PI-C-10, 11 & 12; Paul and Michelle Suitor, Lots PI-G-36, 27 & 28. Noah Levine, SS-143-5

Pamela Middleton called the meeting to order at 6:33 p.m.

Brian, a Wanship resident, stated that he was Chairman of the volunteer board of the North Summit Recreation Special Service District. The Service District puts on the youth programs in the North Summit District; as well as some adult classes. He noted that up until six months ago Summit County provided 40% of the funding for this Service District; however, they were recently informed that it was considered start-up money and the County would no longer provide the funds. The other 60% of the budget comes from participation fees that are paid by families, and those were already at the top limit that they can charge.

Brian noted that on the November ballot they would be proposing to replace the lost funds with a small property tax initiative. For the average homeowner in North Summit, the total would be \$28 per year. He clarified that the tax money would be solely to run the programs and possibly to fund a grant writer to help with the projects.

Brian clarified that he came to this meeting in an effort to get the word out regarding the proposed tax and to explain its purpose. He emphasized how valuable and integral these programs are for small town communities and why this tax is necessary.

Jann LeVitre offered to post the information on the Ranch website.

The Board took a few Minutes to remember Bill Benelli, who passed away. Bill was an important part of the Ranch community and he will be missed. The Board discussed doing something on the Ranch in his memory. One suggestion was to put a bench at Bobcat Springs. The Board would discuss it further at a later meeting.

Ms. Middleton reported that the meeting that Dan Heath requested with his attorney had been postponed.

Mr. Rosing had a family emergency and was not able to attend this evening.

Approval of Minutes

August 20, 2019

Jann LeVitre recalled that in the meeting the Board had discussed the need to include email votes and ratify those votes in the meeting. She asked if there was an email vote on the Ranger vote and whether the vote needed to be in the Minutes. Ms. Middleton stated that votes need to be ratified at the Board meetings. Mr. LeCheminant noted that Carol told him the emails were too long to add the email vote to the Minutes. Ms. Middleton stated that Carol was also concerned that the email vote would have legal standing. Ms. LeVitre pointed out that Mr. Rosing had said it was legal. She understood why Carol did not want to include the back and forth emails, but she thought the vote could be included. Ms. Middleton stated that Carol is not included on all the emails. Therefore, Ms. Middleton would need to consolidate everything into one email and send it to Carol.

Ms. Middleton clarified that going forward, the concise process will be to ratify the vote at the Board meeting.

Ms. Middleton referred to page 1, first paragraph, Approval of Minutes. She added a space between "be" and "15 days".

Ms. Middleton referred to page 8 regarding PI-C-26, first paragraph, second sentence, and changed "The metal roof and natural lot siding" to correctly read **log** siding.

MOTION: Pamela Middleton moved to Approve the Minutes of August 20, 2019 as amended. Jann LeVitre seconded the motion.

VOTE: The motion passed. Tom LeCheminant and Nicole Irving abstained from the vote.

Blue Sky Ranch

Ms. Middleton stated that her house was surrounded by more than a dozen cattle this weekend. She commented on three known issues with the cattle problem. The first is that someone cut the lock off their gate. Since then a camera has been installed and if it happens again they should be able to identify the culprit. Secondly, the most recent incident was caused by a herd of elk that knocked down a fence the animals could not

see. The third issue relates to a section of fence that is taken down during the winter to help prevent wildlife from getting tangled and injured. The fence needs to be lifted out and laid down. Every year it is an access point for people to go on to Blue Sky property to hunt or through Pine Meadow Ranch to hunt. Ms. Middleton remarked that the last time the fence was reattached it was done in a way to keep people from taking it down.

Mr. Sears asked if the fence was being taken down by people other than Blue Sky. Ms. Middleton answered yes. Blue Sky takes down the fence after the cattle are taken to Tooele. She pointed out that regardless of the fence, hunters are trespassing on private property. The Board discussed putting another camera by the fence as well as adding signage. The area between Dan Heath and Matt Brown is where the fence is taken down. The fence has also been cut in the past and it has become an ongoing problem.

Ms. Middleton commented on the importance of maintaining a good relationship between Blue Sky and Pine Meadow Ranch. She has talked to everyone at Blue Sky and they want to remain friendly and in good standing with the Ranch.

Ms. Coleman asked if that area of the fence bordered only Blue Sky or whether there are other ranchers in between. She was told that it was only Blue Sky.

Ms. Middleton stated that the cattle would be off the Mountain by October 15th. She intended to walk the area and post signs tomorrow.

Noah Levine – Lot Transfer Proposal

Ms. Middleton asked Mr. Levine if Mr. Rosing had contacted him since the last meeting. Mr. Levine answered no. He had reached out to Mr. Rosing several times and the last correspondence he received was that he and Mr. LeCheminant had gone to the Summit County.

Mr. LeCheminant provided an update. He stated that when they met with Summit County it started getting complicated in terms of doing the lot transfer because Mr. Levine has an SS lot. The County stated that Pine Meadow would need to grant Mr. Levine access across Pine Meadow Road. Once Mr. LeCheminant and Mr. Rosing explained to Summit County that Mr. Levine was already using Pine Meadow roads and paying the HOA fee, doing a lot line transfer was not a problem. However, another conversation ensued and they had to bring up Deer Meadows as an example. The person they talked with at Summit County agreed that if Mr. Levine was willing to join the HOA, they could amend the plat and the HOA would give Mr. Levine two lot numbers. Lot D-8 would become an inactive lot because Mr. Levine would get the building right. Summit County would give Mr. Levine PI-D-105 and 106 as parcels, and

Lot PI-D-8 would be recorded as an unbuildable lot leaving it as open space.

Mr. LeCheminant emphasized that what Mr. Levine was requesting could be accomplished as long as he was willing to join the HOA. Mr. Levine replied that he had already indicated in his proposal that he would join the HOA.

Ms. Middleton understood that Mr. Rosing had stipulations about finalizing everything. She understood that the maps need to be replatted and that requires a fee. If Mr. Levine was willing to pay those fees the HOA would be willing to do the transfer. Ms. Middleton suggested that Mr. Levine call Mr. Rosing for more details on finalizing the agreement.

Ms. Middleton stated that the Board could vote on the transfer via email and ratify the vote at the next meeting.

Funds Reserve Analysis Study

Mr. LeCheminant reported that he spoke with Tony Tyler about the last reserve study. Mr. Tyler would look for the document and send it to Mr. LeCheminant. Mr. LeCheminant understood that it was a spreadsheet that the Board could modify.

Fire Station

LeCheminant had spoken with Alan Powell. He explained that the PI-C-64 house they were looking at across the street was appraised. The appraisal was much lower than what the owner is asking, and it was no longer an option. Therefore, the North Summit Fire decided to stay with the original plan to build at the bottom. The Friendly Condemnation was before the judge to be signed and it would move forward.

Mr. LeCheminant had also spoken with Mr. Powell about the gate on Scaling's property because it is on a piece of property that will be transferred to the Fire Department. Mr. Powell assured Mr. LeCheminant that it would not be a problem.

Ratify Vote on Polaris Ranger

The Board ratified an email vote on the Ranger.

MOTION: Tom LeCheminant moved to ratify the purchase of the 2007 Polaris Ranger from the Water Department, and to sell the older Ranger owned by the HOA. Pamela Middleton seconded the motion.

VOTE: The motion passed unanimous.

Fire Fine Schedule

Ms. Middleton reported that she had not had time to look at the fire fine document and she had not spoken with Mr. Rosing about it. The CC&Rs committee would be meeting in Mr. Rosing's office on Thursday and they could talk to him about it at that time.

CC&R Updates

Mr. Bonnitt stated that the last couple of months had been very busy. Robert Rosing provided the second draft on schedule, which was based on the compilation of all the data received. He and Karen Post carefully reviewed the draft and made a few corrections and clarifications. That was the draft that was sent to the committee. He hoped the committee members would have the opportunity to read the draft prior to the meeting on Thursday. Mr. Bonnitt stated that the purpose of that meeting is for the committee to review the draft to make sure all the necessary changes were made. He believed the committee still needed to make two or three decisions on which direction to take. Mr. Bonnitt remarked that this phase required the majority of Mr. Rosing's time. In retrospect, he thought this was the most critical phase.

Mr. Bonnitt stated that the committee would meet again on Thursday to see if there are outstanding issues and to sign off on the draft. Mr. Rosing would have a week to assemble the final notes and send it to Mr. Bonnitt and Karen Post for another proofing. They will send it back to Mr. Rosing for a final review. The plan is to make it available to the membership on September 27th, which gives the members two full weekends to review the draft ahead of the final public input meetings on October 12th. Both meetings will be held on October 12th; one in Wanship and the other at the Sons of Utah Pioneers Building in Salt Lake.

Mr. Bonnitt commented on the success of getting email addresses of the owners. He believed they still needed emails for approximately 40 owners. It is easier to reach the majority of the owners through email as opposed to mail, and it is considerably less expensive. Mr. Bonnitt reported that a newsletter campaign had been initiated. A draft was completed on a second newsletter that will be sent to the owner with the CC&R draft, along with an updated questionnaire, to obtain as much data as possible.

Mr. Bonnitt stated that through email many people have contacted them asking to be part of the meeting; however, they live in various parts of the Country. He understood the Board has been reluctant to offer member participation at a meeting through the internet due to security concerns. Mr. Bonnitt agreed that there were security issues

with standard Board meetings because they discuss individual lot owners and specific lots, but he could see no issues with allowing people to remotely participate in the public meetings on October 12th. Mr. Bonnitt had spoken with Mr. Rosing about liability concerns and Mr. Rosing found no issue with the public meetings because the Board would not be speaking about a particular owner or issue. Mr. Bonnitt stated that Mr. Rosing thought that allowing internet participation would be a benefit in obtaining the necessary votes. The people online would not be able to converse but they could text or email questions in real time. Mr. Bonnitt requested that the Board discuss the possibility of promoting virtual meetings.

Ms. Coleman stated that many people have mentioned online participation and she thought it would be a benefit. Ms. LeVitre was not opposed, but she would be out of town on October 12th and someone else would have to manage it. Ms. Middleton stated that she would also be away.

Ms. Middleton thought it would be difficult to answer real time email and text questions during the meeting. She suggested that people could send in questions before the meeting. Ms. Coleman suggested having a chat open on the Facebook page where people could comment or ask questions during the meeting. Ms. Middleton favored that approach if someone was willing to organize it. Mr. Bonnitt stated that he and Mr. Rosing would be running the meeting. He asked for volunteers from the committee to attend the meeting and handle the internet participation aspect. Ms. LeVitre asked about the internet capabilities at both meeting locations. Mr. Bonnitt recalled that Sons of Utah Pioneers has internet and he would check the Wanship location. Mr. Bonnitt thought he and Ms. LeVitre could figure out everything a head of time and someone would just have to manage it.

Mr. Bonnitt asked if the Board had any objections to online participation for the October 12th meetings. Ms. Middleton stated that if Mr. Rosing thought it was acceptable, she was comfortable trying it as long as they can get it set up with a passcode and have the code emailed to the owners.

MOTION: Stephanie Coleman moved to try to set up remote access to the meetings on October 12, 2019 for the members who are not able to attend in person. Tom LeCheminant seconded the motion.

VOTE: The motion passed unanimously.

Mr. Bonnitt was working on videos to post on the Facebook page and the website to make it easier for people to understand the spirit and the essence of the draft.

Mr. Bonnitt requested that the Board discuss and vote on his travel expenses to come back for the two public meetings. He had already purchased the airfare, which was less expensive than the last time. If someone could pick him up and take him back to the airport, he estimated the cost to be approximately \$250. The cost will be higher if he needs to pay Uber costs from Salt Lake. Mr. Bonnitt pointed out that when he came for the last public meetings the total cost was \$318. Ms. LeVitre suggested that Mr. Bonnitt email dates and times to the Board and the CC&Rs committee and ask for volunteers to help with his transportation.

MOTION: George Sears moved to have the HOA pay Ted Bonnitt's expenses to come for the CC&Rs public meetings on October 12, 2019. Tom LeCheminant seconded the motion.

VOTE: The motion passed. Bruce Hutchinson and Ted Bonnitt abstained from the vote.

Ms. LeVitre read in the July Minutes that the Board was considering a proxy vote so everyone did not need to vote at the Annual Meeting. Mr. Bonnitt replied that they were still looking at doing a proxy vote. He thought it was unrealistic to think that 500 people would attend the Annual Meeting to vote. Mr. Bonnitt noted that the input on the CC&Rs has been very positive. They have learned a lot in the process and he believed the second draft would be presented in a different way. He was hopeful that the second draft would be embraced even more.

New Construction and Additions

Lot PI-C-26 Running Deer Circle

Mr. LeCheminant reported that the Board had already voted to approve the plans and Carol was waiting for the construction fees to be paid.

Ms. Irving stated that the owner of PI-C-26 had contacted her to ask about plowing. After some discussion, Mr. LeCheminant offered to find out who had taken over that plow route.

PI-B-19 – The Pole Barn

Mr. LeCheminant reported that the property owner had obtained permits from Summit County but he never completed the approval process with the Board. However, he was continuing to build his unapproved barn.

Mr. LeCheminant stated that after the last Board meeting he and Carol both emailed the property owner but he has not replied. Ms. LeVitre asked if they had sent the official letter. Mr. LeCheminant was not sure if Carol had sent an official letter. He thought they had just been sending emails. Ms. Middleton pointed out that if the owner has not paid the impact fees he should not be building. Ms. LeVitre thought they should send an official letter. Ms. Irving recalled that the Board previously sent the property owner a letter stating that he needed to submit a survey. Mr. LeCheminant stated that he was ignoring the emails and it was time to send the property owner a notarized letter that he needs to sign for upon receiving.

Mr. Bonnitt thought Summit County could not approve any plans without HOA approval. Ms. Middleton replied that County approval was not contingent on HOA approval. Mr. LeCheminant stated that the lot already has an existing building and water connection. Summit County only looks to see if there is water on an expansion. He is building a 700 square foot 20' x 35' pole barn. Mr. LeCheminant noted that the property owner contacted him several times last year and Mr. LeCheminant talked to him about what he could and could not do; and what he needed to submit to the HOA for approval.

MOTION: Jann LeVitre moved to send the property owner of Lot PI-B-19 a formal letter stating that they need to obtain Board approval and pay the impact fees before continuing construction on the pole barn. Ms. Irving seconded the motion.

Mr. Sears suggested that the motion should specify sending a certified letter requiring the property owner to sign for it.

Mr. Jespersen noted that Lot PI-B-19 was discussed at the July 16th meeting and it was on the Architectural Approval list dated July 16th. He suggested that they review the Minutes from that meeting to refresh their memory on the discussion. Mr. LeCheminant pointed out that the owner did not have all the paperwork and the pole barn was not approved. The survey was missing and the owner only presented a set of plans with metal sides. He needs to provide a full set of plans showing exactly what he intends to build and pay the impact fee.

Ms. Middleton called for a vote on the motion as stated by Ms. LeVitre, seconded by Ms. Irving, and amended by Mr. Sears.

VOTE: The motion passed unanimously.

Lot PI-E-30

Ms. Middleton thought Carol had spoken with the property owner since the last meeting.

Ms. Irving pointed out that there were additional issues and several people in her area have reached out with formal complaints. Mr. LeCheminant noted that there was “No Trespassing/Camera” signage. Ms. Irving remarked that some people feel the Board is choosing sides and ignoring the matter intentionally. The general opinion is that the HOA lets things slide.

Ms. LeVitre asked for the other issues besides house color. Mr. LeCheminant replied that signage is not allowed per the CCRs. Ms. Irving understood that the gate was also an issue. Ms. LeVitre did not think the gate was worse than other gates on the Ranch. Mr. LeCheminant stated that when the owner submitted plans it did not show the road because they were not sure where the driveway would go. The Rules state that the HOA must approve anything that is built on the Ranch, and they do not have approval for the gate. Mr. LeCheminant felt that if they continued to ignore the issues on this property, the owner would eventually put up a metal fence around the lot, which is what she originally wanted. Ms. Middleton pointed out that the Board has authority to enforce these issues.

Ms. Irving asked if the gate needed to be set back a certain distance from the road. Mr. LeCheminant stated that the gate was measured and it is a couple feet past the required setback. He clarified that he, Joe Pagel, and Andrew Pagel went to the property and measured it. The owner came out and asked what they were doing. Andrew Pagel told her they were with the HOA and they were measuring the road. He informed her that the dirt pile was on the right-of-way and it needs to be moved behind the fire hydrant. If the dirt is not moved it will be a problem for snowplowing during the winter. Mr. LeCheminant let Mr. Pagel handle the situation and he was unsure of the outcome.

Ms. LeVitre thought the Board needed to be specific. If the owner is breaking a rule that is well documented, they need to send the owner an official letter. Mr. Sears noted that in the short time he has been on the Board, it has been an issue at every meeting. Ms. LeVitre remarked that up until recently, the house color was the only issue. Mr. Sears wanted to know if other things come up, such as the cover for the propane tank, should be approved. Mr. LeCheminant noted that the CC&Rs state that any building on the property needs Board approval. Mr. Sears believed the property owner would continue to do what she wants until the Board controls the situation. The owner needs to understand that she is a member of the HOA and needs to follow the rules. Ms. LeVitre agreed; however, they need to choose the issues that are very clear. She thought a structure over the propane tank was nebulous. Ms. Irving agreed. It is less than 120 square feet and has no sides. She thought the Board should address the berm and the signs. Mr. LeCheminant thought they should have Robert Rosing talk to the owner’s attorney. Mr. Sears noted that the CC&Rs do not require a fee for anything less than

120 square feet, but the owner still needs to inform the Board that they intend to build it. He thought that applied to the propane cover. On those matters, Ms. Irving thought the CC&Rs were worded such that it was more common courtesy than a requirement to come to the Board for approval.

Ms. LeVitre looked up the CC&Rs. She read, “only permanent structures... of and after proper approval from the ECC, which is the Board, shall be constructed, erected, moved onto, or maintained on said property. No temporary structure of any kind shall be permitted except when used for a reasonable period to aid in the construction of a permanent structure or...” “The term “structure” shall mean for this paragraph and for all other paragraphs any building, improvement, shack, tent, trailer, mobile home, dwelling place, garage, storage shed, and any other type structure having similar characteristics of the aforementioned items”. She did not think it was clear whether the propane cover fits within that description. Ms. Middleton believed that if they start requiring anything under 120 square feet to be approved by the Board, it would get a lot of pushback. She wanted to know what the community at large would see as the biggest issues of concern. Mr. Irving replied that most complaints were about the signs and the gate. However, the Board only has backing to enforce the signs and the berm. Mr. Bonnitt thought the Board also had backing to enforce the teal house color. Ms. Irving agreed.

Mr. Bonnitt thought the real issue was the pattern of flagrant behavior by the owner. They do what they want, they disregard the agreement they made, and when the Board calls them on a violation, they contact their lawyer. Unless the Board is very clear about all the infractions, they stand to lose credibility with the community on the perspective that there is selective enforcement and favoritism. Mr. Bonnitt believed that if the Board did not draw a line, they would be setting a precedent and inviting this to occur again. Ms. LeVitre agreed, but she thought they needed to concentrate on the issues that would clearly stand up in court and backed by the CC&Rs.

Ms. Middleton offered to speak with Carol to find out what occurred in her conversation with the owner. Ms. Middleton would type up notes on their discussion this evening and send it to Carol so she will have that information to include in the letter to the owner regarding the signs and moving the berm because it causes problems for piling snow. Mr. Bonnitt recommended that the letter is sent in totality. He did not want the owners to think the Board had forgotten about the teal color. The Board needs to call it out when the owners do not follow the rules. Ms. LeVitre thought the Board also needed to notify Mr. Rosing to let him know that the owners were being notified on new violations, as well as the teal color. Ms. LeVitre assumed the Board was in agreement about following the rules, but she stressed the importance of getting Mr. Rosing's input.

Ms. Middleton suggested that they speak with Mr. Rosing about this when the CC&Rs committee meets at his office on Thursday. She would wait to give instructions to Carol until after they talk to Mr. Rosing. Ms. Middleton thought they should also send the property owners a copy of the revised Architectural Guidelines.

SS-145-5-D Forest Meadow Road

Mr. LeCheminant presented a picture of the house the property owners would like to build next door to their daughter. The style was similar to the daughter's house. He provided the proposed colors. The house will have natural brown cedar siding and a green roof. He noted that the architect took gross square foot as meaning everything including the deck. The size was showing at approximately 5,000 square feet; however, after talking with the architect the actual size was 2600 square feet.

MOTION: Tom LeCheminant moved to Approve the new building on Lot SS-145-5, Forest Meadow Road for Dorli Ederer. Bruce Hutchinson seconded the motion.

VOTE: The motion passed unanimously.

Mr. LeCheminant noted that Lot SS-145-5-D was required to annex into the Water Company which means they also need to join the HOA. He stated that the Water Company charges an annexation fee, and he thought the HOA should look into charging a fee to join the HOA in the future.

Lot PI-E-19 Arapaho Drive – Coby McDowell

Mr. LeCheminant recalled that the property owner came to the Board for approval to build a little garage. He finally submitted the survey and colors. The garage will match the existing house. Currently, the plans show the garage being 8' feet from the house. The owner may decide to put it closer to his house, which would be the only change. The garage is 1065 square feet. The existing house is a log cabin in natural colors. The garage will have black asphalt shingles and hardie plank siding to match the house.

MOTION: Mr. LeCheminant moved to Approve the detached 1065 square feet garage for Colby McDowell, Lot PI-E-19. Stephanie Coleman seconded the motion.

VOTE: The motion passed unanimously.

Lot PI-E-59

Mr. LeCheminant stated that this was the crushed trailer at the top of Pine Loop. The

owner is currently selling the property and Mr. LeCheminant assumed the trailer would be removed when the property is sold. Mr. Hutchinson pointed out that if the property is not sold by October 1st, the trailer still needed to be removed. Mr. LeCheminant had a note from the owner stating that the trailer would be removed the week of October 1st.

Lot PI-F-67

This was regarding an unsafe deck. Mr. Hutchinson reported that Carol sent the owners an email. He noted that the property has not had activity on it for ten or 15 years. Mr. LeCheminant understood the owner was trying to clean up the property to sell it.

PI-63 Modoc Loop

Mr. LeCheminant noted that Lot PI-63 was also up for sale and things were moving forward. Three or four years ago kids threw rocks at the windows and the neighbors boarded it up. The owner cleaned up the deck as the Board requested. Mr. LeCheminant understood that the interested buyers intend to fix it up and sell it.

PI-E-12 Willow Circle

Mr. LeCheminant stated that the owners of PI-E-12 were contacted but they have not responded. He suggested that the Board ask Carol to send a formal certified letter.

Manager's Report

Randy Larsen reported that he and Jody were doing culverts and putting up signs. They were still grading the roads.

Ms. Coleman had a question from neighbors on whether Shady Lane would be graded. Randy replied that Jody had said Shady Lane was not on the list this year. Ms. LeVitre assumed the neighbor was asking about grading. The road list was for gravel. Coleman explained that the neighbors would like some grading and where on the road they would like it done. Randy would talk to Jody. Ms. Coleman offered to have Jay call Jody direct and express the concern and why grading would be beneficial.

Randy stated that he and Jody would be prepping for snow. They still needed to do the water line to the Manager's office. They were also working on equipment repairs. The Ford will go in next week for an alignment. After the tires were put on, they had to put in a new wheel bearing.

Randy commented on the completed projects, which include Bull Moose, Arapaho, and BG Corner.

Ms. Middleton thought there was a water leak on Pine Meadow just below Beaver Circle. Randy replied that he and Jody would be working on it tomorrow with the Water Company. The road would be closed all morning per an email from the Water Company.

Randy reported that Jody had talked about keeping the roller an extra month but then it broke down. It was supposed to be fixed the next day. Ms. Middleton noted that Jody had talked about keeping the roller an extra month when they came up to look at the Ranger.

Snowplow RFQ

Ms. Middleton noted that the deadline for submitting bids had expired. Brian Myers, the person who did the snow removal last year, had sent an email stating that if he bid on the RFQ it would be \$33,000. If the HOA was willing to do a multi-year contract, the bid would be \$30,000. Mr. Myers realizes that the weather fluctuates from year to year, and with a multi-year contract some years he will make money and other years he will barely break even like last year. If they hire Mr. Myers again, he wanted to know soon so he could get the stakes out before it snows.

Ms. LeVitre stated that she heard from people who live on the Forest Meadow side who were not very pleased with Mr. Myers's work. Ms. Middleton thought he had done a good job and got out as early as possible. It was a hard snow year and sometimes it was difficult to create a passable situation. Ms. Middleton pointed out that some of the problems came from owners who went out and plowed the roads. Ms. Coleman thought it was an improvement over other years. Ms. LeVitre understood that Jay was going out and cleaning up what Mr. Myers had done. Ms. Coleman and Mr. LeCheminant noted that Jay had contacted them asking about plowing this year. Ms. Coleman stopped by their place but Jay does not have the equipment or the means to plow after reading through the RFQ. The insurance requirements were also too high for him to bid.

Ms. Middleton thought it was important to have an agreement in place before October. Ms. Coleman asked if it was worth accepting Mr. Myers's bid to make sure they have someone to plow this year. Ms. Irving noted that at this point they had no other bids. She suggested leaving the bidding open for the next three weeks until the next Board meeting to see if something comes in. If no other bids are submitted, the Board would definitely make a decision at the October 15th meeting. Another option would be to make a motion and vote this evening to wait two weeks and if no bids are submitted in

that time, they would default to contracting Brian Myers for \$33,000.

Ms. LeVitre noted that the Board would have their budget meeting in October and last year they talked about the HOA purchasing equipment and hiring a third person to do the plowing.

Randy Larsen introduced Garrett Hough, Lot FM-D-161, who was looking for a winter job, and noted that Jody had told him to come to this meeting to talk to the Board about plowing. The Board pointed out that the HOA did not have the extra equipment to hire a plower. Mr. Hough stated that he and his dad operate a landscaping company that does snow removal and he thought they might be able to bring up a machine with a fairly decent plow. The Board asked Mr. Hough if he could submit an official bid. He asked the Board to send him an email with all the requirements. He provided his email address. Ms. Middleton stated that the main issue was the requirement to have a \$1 million dollar insurance policy. Mr. Hough replied that they would open to getting a policy. Mr. LeCheminant asked if they have a snowblower to blow the road if necessary. He answered yes.

Ms. Coleman thought the Board should wait to get a bid and references from this gentleman before making a decision. Ms. Middleton thought it would be helpful to hire someone who lives on the Mountain rather than waiting for someone to come up.

Mr. Hough believed he could submit a bid by Friday. The Board would review the Bid and communicate via email. The intent was to have a decision before October 1st.

Bruce Hutchinson left the meeting.

Budget Meeting

Ms. Middleton noted that the Budget Meeting is usually in October. She asked if the Board should try to do the Budget Meeting and the regular Board Meeting on the same night. Ms. LeVitre recalled that budget meetings take time and she thought it should be separate from the regular meeting. The Board tentatively set Monday, September 30th at 6:30 for the budget meeting. Ms. LeVitre announced that the Annual Meeting would be held on the third Tuesday in November, which is November 12th this year.

Monthly Budget Review

The Board reviewed the unpaid bills detail.

MOTION: George Sears moved to Approve payment of the Unpaid Bills as presented

in the amount of \$10,012.81. Jann LeVitre seconded the motion.

VOTE: The motion passed unanimously.

Online Payment Research

Ms. LeVitre reported that she had been talking with Carol about finding a way to provide online payment options. She noted that there have been multiple problems with various owners on the Ranch when they tried to set up recurring payments with Carol. Specifically, if credit cards expire and new cards are issued, the property owner needs to call Carol to reset the payments under the new card.

Ms. LeVitre stated that Zions Bank gave her and Carol a demo on their options but none fit their needs. Carol has an extensive system that is set up through Quickbooks and they need to find an option that works well with Quickbooks. Ms. LeVitre clarified that nothing has been done and they were still looking for options. She only wanted to update the Board to let them know it was something they were looking into. If no options can be found, they will continue with the same payment system.

Miscellaneous

Ms. LeVitre reiterated the concern she expressed when they talked about voting on the Ranger. She believed there are major holes in the budget in terms of paying for some things. She had hoped Andrew Pagel would be here this evening so he could be part of the discussion and explain his vision. Ms. LeVitre referred to the Profit and Loss/Budget Versus Actual; and asked how Net Ordinary Income was different from Ordinary Income listed on the first page. If no one knew the answer, she thought it was important to get an explanation from Mr. Pagel very soon.

Ms. LeVitre noted that under Variable Expenses, the difference between what was budgeted and what was spent was \$49,000. However, they still have a quarter of expenses left to pay for the year. She thought it was important to understand where they are so they can accurately talk about the next budget. Until they have that understanding, she was not sure they would be able to do the budget on September 30th. Ms. LeVitre thought it was important to make sure they are better prepared for expenses next year. This year they were lucky to have collected so much in building fees but they cannot always count on new construction. She pointed out that the Board needs to explain the numbers at the Annual Meeting and she wanted to make sure they were prepared.

Ms. Middleton agreed that if the HOA was only operating on revenue from

Assessments, it would not be sufficient for their budget. She also agreed that at some point they will not have the new construction fees to get through the year. Ms. LeVitre noted that they had budgeted \$42,000 for new construction, but they should not count on having that money. Ms. Middleton stated that a conversation for the budget meeting is whether they want to increase the fees or cut back on services because they cannot rely on building fees.

Ms. LeVitre reiterated that she would like to hear Mr. Pagel's opinion and explanation as the HOA Treasurer. Ms. Middleton stated that they could also ask Carol to prepare the spreadsheets to have a side by side comparison to work from when preparing the budget on September 30th.

Mr. Jespersen stated that he is an accountant and could answer their questions. He explained that the Ordinary Income is the difference between the liabilities minus the income. Ordinary Income are annual assessments and money they can expect to come in; and then net that out with the total expenses, which is what they have already budgeted. That process gets to the \$69,000. Mr. Jespersen remarked that the balance sheet balances out everything additional that was added, which this year has been equipment repair and equipment purchases. In the six years he has been on the Board it has gone up substantially, but they were also voting on more expense requests. Mr. Jespersen thought the Board needed to be more cautious about what they do with the money. In his opinion, the equipment purchases should be scaled back. In the past the HOA would borrow equipment or rent it. Ms. LeVitre pointed out that the legal fees are much higher than what was budgeted. She did not believe that all the excess was from the CC&Rs rewrite.

Ms. LeVitre noted that the dues for similar communities are much higher and monthly based.

Open Forum

A member noted that earlier in the meeting the Board talked about no signs being allowed. He pointed out that about half of the lots have "No Trespassing" signs or other signs identifying their property. He asked if all signs were prohibited. Mr. LeCheminant replied that people should not have No Trespassing signs because everyone knows it is private property. Ms. LeVitre noted that the Board had just talked about putting up No Trespassing signs regarding the cow fence. Mr. LeCheminant replied that the signs would be on Blue Sky property. The member stated that if someone has a problem with someone trespassing on their lot and the police get involved, the police tell the owner that they need to have a trespassing sign.

Ms. Middleton did not believe No Trespassing signs were a problem because they are typically small and discreet. The member stated that he does not like the signs, but he has had trespassers on his lot and he felt the need to put up a sign. Ms. Middleton clarified that the Board was talking about large signs being prohibited. Ms. LeVitre pointed out that the CC&Rs states no "For Sale" signs and those signs are all over the Ranch. Ms. Middleton believed that was being revised in the CC&Rs.

The member commented on the trailer on Lot PI-G-35 and how the side of the driveway is used as a garbage dump. Mr. LeCheminant informed the member that an email was sent to the lot owner regarding both issues. However, as of this morning the owner had not responded. Carol would follow up with an official registered letter.

Kyle Stewart, Lot FM-D-161, asked if the HOA had openings this winter for help maintaining the roads. Ms. Middleton stated that the HOA did not have a position available at this time. Ms. LeVitre offered to talk with Jody at the budget meeting to see if he thought they needed to add an additional person. She pointed out that even if they did budget for help, it would not be until next year under the new budget. The new budget goes into effect January 1st.

The Board adjourned the Regular Meeting and moved into Closed Session.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:31 p.m.
