

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
RANCH MANAGER'S OFFICE
PINE MEADOW RANCH
SEPTEMBER 19, 2017

In Attendance: Dan Heath - Vice President; Pamela Middleton, Secretary; Andrew Pagel, Treasurer; Jonathan Hoffman (Area 1); Jeremy Jespersen (Area 2); Tom LeCheminant (Area 7); Kirby Wilson (Area 6)

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

Excused: Tony Tyler; Robert Walthall (Area 4); Bruce Hutchinson (Area 5);

Guests: Rich and Carly Arave, FM-D-140A; Rachel Sharwell, Lot FM-C-56; Scott Murray, Lot FM-D-164; Peggy Goodley, an owner on Oil Well Road; Nate and Kristy James, Lot PI-D-5; Christy Olderman, Lot ARDG1; Matt Brown, SS144A; Greg Pack, for PI-74; Carolyn Lamiman, Lot FM-D-158; John Kurtin, Lot FM-D-145; Charlie and Jane Goldstein, FM-C-62; Joe Pagel, Lot PI-4; Barry Eisen, Lot PI-E-1; Troy Baker and Kelsey Tuttle, Lot FM-D-105; Amy Wright, Lot FM-C-57; Peter Tilton, Lot FM-C-83; Tom Brace; Lot FM-B-23;

The meeting was called to order at 6:42 p.m.

Approval of Minutes

It was noted that the Board lacked a quorum at the August meeting. Discussion took place but no action was taken at the meeting. The Board voted on certain items that were discussed via email.

Robert Rosing recommended that they confirm the items that were voted on by email and read the voting results into the record this evening.

Andrew Pagel read the motions and actions into the record.

Motion 1- Approve the construction plans for Lot PI-E-100. The item was reviewed by the Architectural Committee and recommended for approval. The construction plan was approved unanimously by the Board members who voted by email.

Motion 2 - Approve the purchase of a truck with a plow authorizing up to \$20,000. Jody has found a suitable vehicle for Ranch use and was looking into whether the truck was still for sale. The Board approved the funds for the purchase via an email vote.

Motion 3 - Increase the aggregate budget line item from \$35,000 to \$50,000 to allow the Ranch Manager to complete additional projects over the summer work season. They had the roller for another three weeks and wanted to utilize that machine. The aggregate purchased was approved by the Board via an email vote.

Motion 4 - Appoint Alan Powell as the Fire and Fire Pit Liaison with the duties to inspect any fire related issues and provide recommendation to the Board. Mr. Powell will not take any actions independent of Board Action. The Board approved appointing Mr. Powell via an email vote.

Motion 5 - Hire Dave Milligan as the full-time Ranch Manager Assistant, and that motion was deferred for further discussion.

Motion 6 - Appoint Barry Eisen as the new Area 3 representative. Dustin Kilbourne and Barry Eisen had both volunteered for the position. That motion was deferred for further discussion.

MOTION: Jeremy Hoffman moved to APPROVE the minutes of August 15, 2017. Dan Heath seconded the motion.

VOTE: The motion passed.

New Construction/Additions

PI-D-5

Kristy James, PI-D-5 presented plans for a carport. The material would be natural color log that matches the house. The roof would be green metal to match the house. The Lot Improvement Plan still needed to be filled out and submitted. There would not be power or water to the carport.

Tom LeCheminant, representing the Architectural Committee, had no issues with the plans presented.

MOTION: Tom LeCheminant moved to Approve the plans for a carport at PI-D-5. Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

PI-74

Greg Pack presented plans for a cabin he was doing for Tim Menez, Lot PI-74, on Tollgate Road.

Mr. LeCheminant had sent a set of plans to Tony Tyler. The owner needed to submit a certified stamped plot plan. Mr. Pack had one and would send a copy to Mr. LeCheminant.

Mr. LeCheminant asked about colors. Mr. Pack stated that the roof would be brown steel. The siding is natural oil shake shingles and there would be natural stone. Mr. LeCheminant was unsure whether the shake shingles met the Architectural Guidelines because they are not allowed on roofs. Mr. Pack replied that Summit County allows shake shingles on walls. Mr. LeCheminant pointed out that the HOA Architectural Guidelines are separate from what the County allows. He would clarify the shake shingle siding with Mr. Tyler. Mr. Heath noted that some buildings on the Ranch do have shake shingles, but those structures were built before they became fire conscious. He thought Mr. LeCheminant should also get an opinion from Alan Powell. Mr. Pack was willing to do a different siding if necessary.

Mr. Heath asked if the cabin would be a pole barn design. Mr. Pack answered no. It would have a foundation for the basement and stick frame for the walls with a lot of trestle wood.

Andrew Pagel noted from the Architectural Guidelines that cementitious fiberboard with a wood grain was acceptable. Other acceptable materials included natural stone, wood siding logs, and milled logs whether natural or engineered. Unacceptable materials are stucco, brick, block, aluminum, rusted or painted steel, vinyl or other synthetic sidings. The Guidelines also stated that siding materials not specified may be considered at the discretion of the ECC. Andrew noted that the only place that explicitly call out wood shakes is for roofing.

Mr. Pack asked the Board to let him know what they wanted him to do about the siding. Mr. LeCheminant would clarify with Alan Powell from the standpoint of fire prevention and contact Mr. Pack with an answer.

Mr. Heath noted that Mr. Pack had asked the Board to approve the plans and to allow the owner to pay the impact fee later. Mr. Pack clarified that the lot owner, Mr. Menez, would receive a check from the bank next week and he would pay the fee after that. Mr. Heath stated that the Board could give tentative approval pending compliance with whatever is decided on the siding and receipt of the impact fee.

MOTION: Tom LeCheminant moved to Approve the building plans for Lot PI-74 with the stipulation on the certified plot plan, verification of the shake shingle siding, and receipt of the impact fee. Pamela Middleton seconded the motion.

Mr. Heath stated that he really liked the design but he would abstain from the vote because he is related to Greg Pack.

VOTE: The motion passed. Dan Heath abstained from the vote.

Tom LeCheminant reviewed plans for a house on Lot FM-C-79, Grant Colley. The exact square footage was not on the plans because the owner had said the great room was too large and it was being changed. The \$6,000 impact fee would still apply.

Mr. LeCheminant stated that from the black and white pictures provided it looked like standard construction. The roof would be asphalt black or dark gray shingles. Local rough-sawn ship flap siding, gray in color. The house would be approximately 3,000 square feet.

MOTION: Tom LeCheminant moved to Approve the house plans on Lot FM-C-79 as presented. Pamela Middleton seconded the motion.

VOTE: The Motion passed unanimously.

Lot G-11

Mr. LeCheminant reviewed plans for a wood tractor shed on Lot G-11, Linda Emmett, in Area 3. The material would be gray tin panels. He provided a pencil drawing showing a basic pole barn. The size is approximately 476 square feet. Mr. Heath asked about electricity. Mr. LeCheminant did not believe there would be electricity but he was not certain. Without electricity the impact fee would be \$1.20 per square foot.

MOTION: Kirby Wilson moved to Approve the plans for a 476 sf at \$1.20 per square foot tractor shed on Lot G-11. Jonathan Hoffman seconded the motion.

VOTE: The motion passed unanimously.

Lot D-56

Mr. LeCheminant presented plans for a shed on Lot D-56, David Baird. The shed is 192 square feet, 12' x 16'. The colors and materials are brown asphalt shingles and composite dark brown siding. The shed meets all the criteria of the Architectural Guidelines. It is a standard Tuff-Shed. The impact fee would be \$1.20 per square foot.

MOTION: Tom LeCheminant moved to Approve the plans for the 192 square feet Tuff-Shed on Lot D-56 at \$1.20 per square foot as presented. Pamela Middleton seconded the motion.

VOTE: The motion passed unanimously.

Mr. LeCheminant stated that Carol would bill the owners for the impact fees.

Ranch Manager's Report

Jody reported that work on the mailboxes was completed.

Regarding the slurry seal, he had used most of the gravel that was approved. He had a small amount left over and he would like to use it on the steep hill on Shady Lane. Mr. Heath asked if Shady Lane had a road base. Jody replied that it has a solid base.

Jody commented on projects he would like to complete before he has to return the roller. He would like to regrade and roll the back side of Bull Moose. He was working to complete other projects before winter.

The equipment is running well. However, he will need to purchase another part for the grader. The HOA purchased another truck as a plow truck. He has quotes for a plow and a sander for the second truck, which he would talk about later in the meeting.

Mr. LeCheminant noted that the first truck they were looking at was sold by the time they were able to obtain Board approval. The truck they purchased did not come with a plow and sander. The Board had approved \$20,000 for the truck only. When the vote was sent to the Board, Mr. Tyler already knew that the first truck that they looked at was not an option.

Jody stated that he was trying to get the culverts cleaned out to be ready for the spring runoff. He still had a number of signs to put up before winter.

Ms. Middleton asked if there was enough road base for the problem area of Forest Meadow. Jody replied that he did not believe there was enough road base at this point. Mr. Heath agreed that it was a dangerous portion of road and it could not go through another winter. Ms. Middleton thought the new property owner was going to put new road base on it after they were done digging up the road. Someone thought the impact fee paid by the homeowner was supposed to pay for road. Mr. LeCheminant stated that the impact fees go into the general fund. It is not earmarked for any specific area.

Mr. Wilson noted that the Lot Improvement Plan Agreement states that any impact or altercation to the road caused by the lot under construction must be repaired by the builder or the property owner.

Mr. Heath asked Jody for his opinion on that specific road. Jody replied that it needed road base, but the surface underneath is solid. He pointed out that it was dry all summer and now that it is raining the top surface is slimy. There were other roads on the Ranch with this same condition. Mr. Heath pointed out that the road they were talking about on Forest Meadow has a terrible curve and the road is heavily traveled.

Mr. Heath suggested that at some point Jody would have to determine how much of the road destruction was caused by construction. Jody did not believe the construction did any damage to the road.

Mr. Heath asked Andrew Pagel, the Board Treasurer, whether there was money in the budget to fix that road. Mr. Pagel reported that they were at 62% of budget with a remaining total of \$100,000. He pointed out that the last update was September 12th. Looking through the full financial report, that amount did not take into account the \$55,000 that was spent on asphaltting Tollgate Canyon Road. Jody noted that the additional \$55,000 would come out of the Capital Reserve account. Andrew explained that the entire budget projection was \$283,000 for the year 2017. As of September 12th, they had spent \$176,000 and there was approximately \$100,000 remaining in the budget. Of that \$100,000, \$55,000 of that was recently spent on Tollgate Canyon Road. He estimated that there was approximately \$50,000 left in the budget.

Mr. Heath emphasized that it was a safety issue that needed to be addressed. Mr. Pagel clarified that he had no objection to repairing the road. He was only reporting the current amount left in the budget so they could consider what might need to be paid before the end of the year.

Jody stated that he needed to purchase 20 loads of sand for the sand shed at an estimated cost of \$5,000. Mr. Heath asked Jody to calculate an approximate cost to clean up that area of Forest Meadow Road. Andrew preferred to go over the budget in detail with Carol before the Board votes on allocating funds to fix the road. He would send an email to the Board with all the information and the Board could vote having more accurate numbers.

Water Company Report

Tom LeCheminant reported that the Water Company had a standard Board Meeting. There is a conflict going on between two property owners in the area of the crash gate. The property to the west is owned by Fred Bacon. The property to the east was claiming that the original property line is 60' farther to the west than what any survey showed. Mr. LeCheminant stated that the Water Company had it surveyed twice and feels the surveys were correct. It was now an issue between the two property owners and the judge. The HOA has no involvement in the dispute.

Ongoing Business

Ranch Manager Assistant

Mr. Heath reported that David Milligan had applied for the job of Ranch Assistant. Another person, Randy Larson, had also applied.

Randy stated that he has been operating equipment since he was 16 years old. He helped build I-15 through Salt Lake, the first part of the light rail, and Bangerter Highway. He loves the mountains and he would rather work on the Mountain rather than in the Valley.

Mr. Heath understood that there was a lot going on and he wanted the opportunity to speak with Randy in closed session to discuss private matters that only concern the Board members. Mr. Rosing agreed that personnel decisions should not be discussed publicly. Mr. Heath asked Randy and David Milligan to wait and the Board would table this item to the end of the meeting and move into closed session.

Mailboxes

Mr. LeCheminant received a call from Mr. Tyler. Carol had said they could obtain liability insurance for the mailboxes at \$189 per year with a \$500 deductible. The Board needed to vote to approve that expense. The Board commended Mr. LeCheminant and all the volunteers for doing such a great job on the mailboxes. Mr. LeCheminant appreciated the volunteers who came to help. He expected two or three people and 20 to 25 people showed up.

MOTION: Dan Heath moved to Approve purchasing the liability insurance on the mailboxes in the amount of \$189 per year with a \$500 deductible. Jonathan Hoffman seconded the motion.

Someone asked if the four or five original boxes are still owned by the postal service. Mr. Heath answered yes, and the HOA would not insure those boxes.

VOTE: The motion passed. There was one abstention.

Cabins built on HOA property

Mr. Rosing stated that he was working with Mr. Heath and Carol to figure out the title issues regarding the two lots; SS-BDY-15, and the one called Lot B in Morgan County. They resolved the issue and the letters were sent out. They were just waiting to get a response from the cabin owners.

Mr. Rosing recalled a discussion at a previous meeting about using the GIS mapping to map out what is in the Ranch and all the legal descriptions. He recommended someone who does that and estimated the cost at \$500 or less. However, he recommended that the Board authorize \$1,000 for the work. Mr. Rosing stated that the Board had talked about it but it was not voted on because he needed to research the cost. Mr. Heath asked about timeframe. Mr. Rosing believed the turnaround was

probably a few weeks. He requested that the Board vote to approve either this evening or at the next meeting. Mr. Rosing emphasized the importance of having the GIS mapping.

Mr. LeCheminant asked if it would cover all properties owned by the HOA. Mr. Rosing answered yes. This person pulls the data from all the different recorder and assessor sites and makes physical maps that draw out all the lines and legal descriptions. He then imposes that over a Google map so it is easy to see what is and what is not within the Ranch boundaries.

Someone pointed out that Summit County has a GIS map with all that information. Mr. Rosing stated that Summit County has a list with who they think is in or not in, but that was different than what he was talking about. He was talking about a list of the legal descriptions from the original governing documents. Mr. Rosing believed this was the best way to figure out the issue of where the lots who requested to join the Ranch were actually on the Ranch.

Someone asked if this would also produce maps of the Ranch where the properties are drawn correctly. Mr. Rosing replied that the GIS mapping was an exterior boundary of the entire Ranch to include the joined lots.

Mr. Rosing explained that the person he was suggesting that they contract would provide that information in the mapping. He would go back to the originally recorded CCRs, the subsequent Forest Meadow Ranch, and the third Forest Meadow Ranch and put all of those together to determine the outer boundary of what the governing documents were recorded against. That information does not currently exist. Individual lots are defined but not the Ranch as a whole.

Someone asked about getting another bid from someone else. Mr. Rosing stated that his firm uses the person he recommended for their trials. He is the only person he knows who does GIS mapping, so he had no one else to suggest. The suggestion was made to look for another person off the internet so they can get a cost comparison. Mr. Rosing pointed out that the person he knows is used at high level trials to create incredibly detailed maps. He is very knowledgeable and experienced and Mr. Rosing thought the cost was inexpensive for the expertise.

Someone thought the idea of another bid was a great point. He also suggested that this person provide a detailed, objective list to be presented to the Board so they will know what to expect for \$500 to \$1,000. Mr. Heath asked Mr. Rosing to provide a written document showing exactly what this person would do so it can be distributed to the Board members. If someone knows of another mapping person to consider they should contact Mr. Heath and he will send it to them for a bid. Mr. Heath thought that was a better approach to see if they might get additional bids.

Area 3 representative

Mr. LeCheminant noted that Barry Eisen was a volunteer for Area 3. Mr. Eisen had volunteered previously when Dustin Kilbourne was elected. This appointment would only last until the Annual Meeting when the position would be up for election.

Joe Pagel was another volunteer for the Area 3 rep position.

Mr. Heath asked the two candidates to briefly introduce themselves.

Joe Pagel stated that he is a design construction engineer field manager for Century Link. He designs the placement of cables and coordinates with contractors leading them to a specific objective.

Barry Eisen stated that he has owned his property for four years. He spends more and more time on the Ranch and when this opportunity became available he decided to volunteer for the position. If he is not needed as the Area Rep, he will volunteer his time elsewhere. Mr. Eisen plans on being on the Ranch for a long time.

Mr. Rosing recommended that they appoint the Area 3 Representative in closed session at the end of the meeting. Mr. Heath thanked Mr. Pagel and Mr. Eisen for volunteering.

Website

Ms. Middleton stated that earlier today she and Carol were able to change the website over to the HOA credit card so the HOA will begin paying for the website rather than a generous donation from the Parkers. Ms. Middleton noted that Carol will now have access to the website so she will be able to add updates as well. She stated that there has always been a line item in the budget for the website, but it was donated by the Parker's for as long as Honey Parker was on the Board.

Forest Resident Emails for FEEMF

Jonathan Hoffman stated that Carol had given him the emails for Area 1 he now had access to that information. The only guidance was to be sure that the emails he generates are from the Area 1 representative rather than from anyone else within FEEMF. They will meet and discuss what should be sent out, and he will send it from Area 1 as their representative. There was also a list of addresses for those who do not have email.

Budget Meeting Schedule

Mr. Heath asked if the Board wanted to wait until next month to do the budget or whether they preferred to call a special meeting. Mr. LeCheminant thought they should call a special meeting. Mr. Rosing did not believe there was a special requirement to call a budget meeting. Typically, the Board meets at some point and prepares the Board approved budget, which is voted on at the Annual Meeting.

Mr. Heath noted that there was one meeting in October before the Annual Meeting in November. Mr. Rosing suggested that they schedule time during the October Board Meeting to discuss the budget. If they need additional time they could schedule a special meeting to finish the budget before the Annual Meeting.

The next scheduled Board meeting would be October 17th. Ms. Middleton suggested that they start at 5:00 p.m. Andrew Pagel stated that he could look over this year's expenses and then he could work with Carol to create a base budget projection in the next two weeks. He could email it to the entire Board and they could review it and come prepared to discuss it on October 17th. If the Board looks at the information and feels like there are more things to consider, they could choose to hold a special meeting on a different day rather than try to do the budget at the regular Board Meeting. The suggestion was made to tentatively plan for 5:00 p.m. on October 17th.

Monthly Budget Review

Mr. Heath held the Monthly Budget Review for the closed session.

Jody had calculated the road base for Lower Forest Meadow Road repair. He would need 20 loads at an approximate cost of \$4900. It would be from Jessica's driveway down to Junction Court. Mr. Heath agreed with those who commented on the safety of the road and how it pulls a car off to the side. He hoped that whatever they do would bank the road correctly. Jody pointed out that putting down road base would eliminate the slippery surface, which is what everyone complained about. Mr. Heath and others remarked that it still gets slippery when the snow and ice buildup. Jody pointed out that it would cost a lot of money to re-bank because it would require a lot of material. Mr. Heath was concerned about wasting the \$4900 and suggested that they should build up one side with 3" minus. The suggestion was made to have an engineer look at it. Mr. Heath reiterated his concern about authorizing \$4900 to repair the road if in the end it would be money wasted because they should have used a different material. Jody stated that they could use 3" material if that was what the Board wanted.

Someone asked about culverts to address the drainage issue. Jody replied that there was a spring and there was nothing they could do about it.

Mr. Heath asked Jody what they needed to do with the road to keep from having to

plow it all out later and to put in the right material. Jody stated that he would have to put in a base of 3" and cap it with road base. He asked Jody if they should do that now before it snows. Weather was a big factor in getting the road repaired.

Mr. Rosing suggested that they put up a sign reading "caution – 5 miles an hour". Mr. Heath favored that idea.

Mr. Heath asked Jody to calculate a price for the 3" and the road base so the Board would take action later this evening.

Someone suggested that a guardrail might help with the problems on the road. Mr. Heath thought a guardrail was a good idea; however, the Board has always been opposed to guardrails. The Board discussed the pros and cons of guardrails. Mr. Heath commented on areas where he would like to see guardrails. The suggestion was made to at least put up signs, and it should be done as soon as possible.

MOTION: Dan Heath made a motion to authorize Jody to spend up to \$400 on two signs that caution people about the dangerous turn. Tom LeCheminant seconded the motion.

VOTE: The motion passed unanimously.

Forest Meadow Road Plowing

Mr. Heath asked what the residents wanted. He was told that they were looking at creating a loop that would facilitate dual access for all of the Forest Meadow Ranch Owners Association. It would essentially continue from Arapaho down Forest Meadow down to Junction Court, right on junction Court continuing down to Tollgate Canyon Road. Jody has been plowing from Tollgate Canyon Road up to the Trickett's. They were looking at extending that from the Trickett's up to Arapaho and continuing what Jody had been doing.

Mr. Heath stated that at one time there was that scenario, and other scenario was to go Forest Meadow Road to Junction Court. He asked if people use Arapaho in the winter. The question was whether they were better off going the old way, or whether they should do both. The old way was the connector up Valley View and across. He was told that the advantage of Arapaho is that it is flatter and does not have as much drift. The selling point was looking at this as a secondary safety escape. Part of the issue is not necessarily about what will be used regularly, but rather what would be needed in the event of an emergency.

Mr. Heath asked for the length in miles. He was told that it was under four miles. Mr. Heath estimated that it was nearly double what they had talked about doing last winter.

Matt Brown, Lot SS-144-A, believed the primary issue was that they were relying on Forest Meadow for emergency access, which is challenging because there is a lot of road but not a lot of people. Mr. Heath agreed, but his concern was the cost. He was less concerned about who would do the actual plowing, but he needed an approximate cost.

Peter Tilton, Lot FM-D-83, stated that the route he plowed from Junction Court, past Arapaho down to Deep Forest on average took about an hour and a half to plow. He used a plow truck not a blower. It was noted that the total Forest Meadow route was 3.6 miles. Mr. Heath believed that was the same distance that is plowed on the other side up to Bobcat Springs. Mr. Tilton stated that he could do from Junction Court down Forest Meadow in an hour and a half as well. The total plowing time would be three hours with a plow truck.

Someone stated that the questions of how to do it and the impact on the HOA were important, but the real question is whether the HOA feels it should provide this type of service to the Forest Meadow residents. The people he has spoken with believe the HOA should provide this extra level of safety for the entire community. Mr. Heath agreed.

Mr. Heath was willing to ask Jody to estimate the cost, but he was unsure whether Jody would know. Someone asked if hiring an additional person would make it easier to plow Forest Meadow. Mr. Heath remarked that the Board would make the decision on hiring a Ranch Assistant in closed session this evening. The Board needs to decide whether the HOA should do the plowing. He pointed out that the people who do not want the HOA to plow Forest Meadow-Arapaho Loop are a minority group but they were very vocal.

Someone pointed out that Forest Meadow is already being plowed, but the difference is that the majority of plowing falls to FEEMF homeowners on the Forest Meadow side and not the Homeowners Association. Mr. Heath noted that the Board recognized that years ago and budgeted to plow the Forest Meadow-Arapaho Loop. It is a community and as a community they need to take care of everyone. It was noted that last winter proved how resourceful it was to have the second exit because a number from the Pine Meadow side used it. It was also used in a medical emergency.

The suggestion was made to increase the dues by \$100 for plowing. Mr. Heath stated that an increase in dues is a subject for the Budget and Annual Meeting. Someone asked if there were any legalities on ingress/egress for HOAs. Mr. Rosing replied that per Summit County there should be two routes of ingress/egress from these developments. The question is whether the Association is responsible for it. His initial response is that he always prefers additional safety and more ingress and egress. Without knowing all the details, he would advise that two routes in and out is a good

idea.

Someone noted that they were essentially looking at doubling the responsibility of the HOA snow removal; as well as doubling the resources that the HOA currently has. They could forecast that the HOA has the manpower and the equipment and they should be able to accommodate the additional plowing. Asking for a dollar amount from FEEMF will be difficult because they are reimbursing individuals for time based on certain rates, which may not be in accord with Jody's salary. They were also reimbursing for equipment out of those funds, whereas the HOA owns the equipment. It was not a direct translation of resources being transferred from FEEMF to the HOA. A better way to look at it is to say they would be doubling the plowing responsibility and doubling the resources. It should be something that the HOA would accommodate.

Ms. Middleton asked if Jody and an assistant would have the time and the equipment to cover the extra 3.6 miles. It was different than paying individual plowers. Mr. Rosing pointed out that from the standpoint of doubling the resources they would have two people instead of one. He understood that Jody was able to plow a portion last winter but it was a struggle. The money question comes in if at some point someone from the neighborhood needs to be hired as extra help to finish plowing the whole route. Mr. Rosing remarked that the dollars to do that extra piece will be paid to the Assistant Ranch Manager using the second truck and plow. The piece above that is how much Jody and his assistant are expected to work; and if it is a bad winter the HOA might need to hire someone to help them.

Ms. Wright stated that last year the Forest Meadow residents submitted a bid for three pieces of equipment to keep that road open when they ran out of money. They could use that as a starting point for cost, but predicting the severity of storms is impossible. She noted that \$47,000 was spent last year to plow the whole Forest Meadow side, including the smaller side roads. It would be much less to plow the stretch of road they were talking about this evening.

Mr. Pagel suggested that they obtain more detailed data to include in his budget projection. He requested as much data as possible regarding total cost over total roads. It was noted that they ran out of money so a lot of people did not charge for their total hours and others just volunteered hours. Mr. Pagel clarified that he wanted to know the number of people who plowed, how many hours per inches of snow, whether it was plow versus snow blower. It did not have to be accurate but he would like some level of data.

Mr. Heath stated that even if the HOA commits to plowing that road, there are still many details that need to be discussed. However, the Forest Meadow residents have shared the burden of having two ways in and out for years at their own expense, and he thought that was wrong. Mr. Heath asked if any Board member felt the burden should

be on Forest Meadow and not on everyone. Mr. Rosing believed that some Board members who were not present this evening felt that way. Mr. Heath agreed that at least one Board member would vote against it regardless, but he believed that Board member would be outvoted.

Mr. Rosing remarked that the concept of plow funds was strange to him. Mr. Heath stated that they had reached this point in increments because years ago the Forest Meadow residents were discouraged from plowing up to their homes. They have won small battles along the way. Mr. Rosing thought it made more sense to have more plowing under the HOA. Mr. Heath had the opinion that at some point the HOA would have to take over all the plowing on both sides. Someone stated that if the Forest Meadow loop was plowed the rest would be manageable.

Mr. Rosing stated that given the increased number of people on the Mountain, as well as the increased number of full-time resident and renters, ingress/egress is critical, especially if it is a bad winter like last year.

MOTION: Andrew Pagel made a motion that the HOA accepts responsibility for the management of snow removal for Forest Meadow-Arapaho down to Junction Court, all the way down Tollgate Canyon road to the dumpsters. Kirby Wilson seconded the motion.

Mr. Heath clarified that the HOA would plow where the HOA left off at Forest Meadow and Arapaho and continue to make a complete loop, which will give Tollgate Canyon two ways to ingress/egress.

VOTE: The motion passed unanimously.

MOTION: Dan Heath made a motion to set aside \$25,000 to plow the Forest Meadow-Arapaho Loop in the previous motion; and if the HOA needs to hire additional people to help plow, they should spend the money to do it.

Mr. Pagel asked Mr. Heath to clarify what he was proposing to pay with the \$25,000. Mr. Heath replied that it was the cost of plowing from Arapaho all the way down. Ms. Middleton asked for further clarification because they already have a hired employee who is paid an hourly rate, and they were looking at hiring a second person. Mr. Rosing thought that discussion should be tabled until they determine whether or not a second employee will be hired. If they hire an assistant, that money has already been approved by the Board and set aside. Mr. Rosing believed that most of the cost for plowing would be paid by the salary of the Assistant Ranch Manager and whatever vehicles are used for plowing.

Mr. Heath withdrew his motion pending the outcome of the discussion in closed

session.

Mr. Heath asked Mr. Hoffman if he was the spokesperson for FEEMF. Mr. Hoffman replied that he was the Area 1 representative. Mr. Heath suggested that Mr. Hoffman coordinate with FEEMF as much as possible.

Mr. Pagel agreed that the plowing needs to be done and he was glad they were doing it, but at least for this year the HOA would have to calculate the best projection number through December 31st. If they decide the budget for 2018 next month they will not have accurate data to project the cost for 2018. He requested that those who were involved in the plowing provide him with the best data possible on what they spent and what was plowed for that amount. He would then estimate a budget number to include in a detailed projection budget. He would also create an informational sheet that Jody could track on, which should provide more detailed information on actual snow plowing costs that can be used to make a more accurate projection for future years.

Mr. Heath commended the Forest Meadow residents for coming out this evening and he encouraged them to speak up more often. He noted that there are important decisions coming up for a vote at the Annual Meeting. If the residents do not represent themselves, they would be represented by someone else who might not have their best interest in mind. He encouraged them to attend the meetings and voice their opinion. He also encouraged Forest Meadow residents to run for the open Board positions so they have more representation.

It was noted that terms expire for Dan Heath and Tom LeCheminant. Dan Heath stated that he did not intend to run for re-election. Mr. LeCheminant stated that he would run for two positions; for re-election as the Area 7 Rep and to fill Dan Heath's position as Vice-President. He pointed out that he was eligible to run for both positions, but if he gets elected to both positions he would have to choose one. Andrew Pagel stated that he intends to run for the Board Treasurer position. Ms. Middleton intended to run for the Secretary position.

Mr. LeCheminant pointed out that the Bylaws were designed so a third of the Board would only be up for election at one time. Due to the fact that some people resigned from the Board and others were appointed to take their positions in the interim and have to be voted on at the Annual Meeting to remain in that position to finish the term, more than half of the Board positions are up for election this year. At some point it will again balance out. Mr. LeCheminant remarked that everyone running for election needed to submit their name and a short bio to Carol. He explained that those running for a position would attend the Annual Meeting on November 14th and introduce themselves to the membership. After the Annual Meeting ballot cards are mailed to all HOA members and they have 30 days to return the cards so the votes can be tallied. The suggestion was made to place the information on the website to encourage more

candidates and to get people interested in voting.

Owner/Visitor Open Forum

There were no additional comments.

The Board closed the regular meeting and moved into closed session.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:25 p.m.
