

Approved  
February 21, 2017  
as written

PINE MEADOW RANCH OWNERS ASSOCIATION  
MONTHLY BOARD MEETING  
SHELDON D. RICHINS BUILDING  
PARK CITY, UTAH  
JANUARY 17, 2017

In Attendance: Tony Tyler - President; Dan Heath - Vice President; Honey Parker, Secretary, Jodi Taylor, Treasurer; Matt Brown (Area 1), Jeremy Jespersen (Area 2); Bruce Hutchinson (Area 5); Roy Parker (Area 6); Tom LeCheminant (Area 7).

Robert Rosing, Outside Legal Counsel

Excused: Jody Robinson, Ranch Manager

Guests: Sam Skaling, owner of an SS lot; Terry and Robert Walthall, Lot 90; Mr. Sharwell, Lower Forest Meadow Road; Chris Moore, Lot G-46; Kate Wright, Lot 60 or 61; Bill Bennelli, Lot E85; Amy Wright and Jason Smith, Lot G-57; Jen, Lot 46; Mike Baker, Lot 105; Brett Davis, Lot FM-D-115; Debbie LeCheminant, Lot D-29; Greg Sperry, Lot D 151; Glen Brown, Lot A-42; Brian Tranter, D-165, 631 Porcupine Loop; Jerry Jamison, Lot D-122; Barry, Lots E1 and E2; Kevin Bryant, builder for Chris Moore; Lot G-46; Barry Eisen; Craig Gilliam, Lot D-41; Mr. Dupre, Lot A-77; Matt Wolfe; Scott Murray, Lot MD-164; Richard Tranter; Lot 165; John Kurtin, Lot D-145; Paul and Michelle Sutor, Lot G-36; David and Judy Klco, Lot 70; Jenny and Wade Williams, Lot C-69; Jonathan Hoffman, Lot SS-144-C; Adrian Wilson, Lot G-25A; Kristi Olderman, Oil Well Road; Penny Grabowski, Oil Well Road; Helen Middleton, Lot D-178; Ethan Lamiman, D-158A; Brian Hobbs, D-169, Porcupine Loop; Leann Hobbs, D-169; Rachel Tilton Lot 83; Carolyn Strathern, Lot F-50; Ted Bonnitt was on Facetime.

The meeting was called to order at 6:32 p.m.

### **Approval of Minutes**

MOTION: Bruce Hutchinson moved to APPROVE the Minutes of December 20, 2016 as written. Tom LeCheminant seconded the motion.

VOTE: The motion passed. Jeremy Jespersen abstained since he was absent from the December meeting.

### **New Construction/Additions**

#### Lot G-46

Mr. LeCheminant presented plans submitted by Chris Moore for a Whisper Creek Log Home. The roof color will be green. The siding will be stained oak. The exposed

basement will be rock. Mr. LeCheminant found no issues with the plans and commented on the number of Whisper Creek Log homes that the Board had previously approved. Mr. Moore stated that he currently had a hand drawn plot plan because he was waiting for his architect to complete the plans.

Mr. Tyler noted that Mr. Moore needed to complete the application form and pay the impact fee. The Architectural Committee recommended that the Board approve the plans for Chris Moore, Lot G-46, pending the final plot plan and application, and the impact fee after Mr. Moore obtains financing.

Mr. Tyler suggested that the Board appoint a third Architectural Committee member to replace Tom Deaver who had resigned from the Board.

MOTION: Tom LeCheminant moved to approve the plans for Lot G-46 pending the final plot plan and application, and the impact fee after Mr. Moore obtains financing. Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

### **Ranch Manager Report**

Mr. Tyler stated that Jody Robinson was excused from the meeting.

Jody has primarily been removing snow. He had also submitted receipts to replace a grader tire. All the other equipment was in good condition.

Mr. Tyler noted that Ken Smith, a property owner, has been helping Jody when necessary. Mr. Smith is retired and is not available all the time. When Mr. Smith was not available, Brody Blonquist and Trevor Townsend from the Water Company stepped in to help. Mr. Tyler had not yet met with Jody to review the job description for the Ranch Manager Assistant position, but he expected to meet with Jody within the next few weeks.

### **PMMWC Board Meeting Report**

Mr. Tyler noted that the meeting scheduled for last Thursday was postponed for lack of a quorum and was re-scheduled for next Thursday.

### **Ongoing Business**

#### Appointment of a Board Member to the ECC

Mr. Tyler asked for a volunteer to join Dan Heath and Tom LeCheminant on the Architectural Committee to review new construction and additions. Mr. Hutchinson volunteered.

MOTION: Tony Tyler made a motion to appoint Bruce Hutchinson as the third member of the ECC for the purpose of reviewing the construction plans and additions. Matt Brown seconded the motion.

VOTE: The motion passed unanimously.

#### Ranch Manager Assistant

Mr. Tyler reiterated that he needed to meet with Jody to finalize the job description.

#### Legal Engagement

Mr. Tyler had reviewed the legal engagement from Robert Rosing; however, he recalled that the Board had talked about forming a committee that would review the engagement document, provide a recommendation to the Board, and work with Mr. Rosing to move forward appropriately. Mr. Tyler noted that Jodi Taylor had expressed an interest in being on the committee. The Board also intended to open it up to the membership. Ms. Parker stated that the information was posted on the website noting that anyone interested in serving on the committee should contact Jodi Taylor.

Carolyn Strathern was willing to be on the committee. She understood from the last meeting that the committee would work with Mr. Rosing, but they would engage him this evening. Mr. Tyler reiterated that he had reviewed the legal engagement and Roy Parker had read it as well. He asked if the Board thought it was necessary for all the Board members to read and review the engagement contracts.

Roy Parker thought the Board should retain Robert Rosing. As an attorney, Mr. Parker was not familiar with HOA law, but he was willing to assist Mr. Rosing in order to define the scope of the project, which is to review the governing documents to make sure they are consistent and up to date; and eventually be presented to the entirety of the membership for input. Mr. Rosing would then refine and formalize the governing documents. Mr. Parker recommended that the Board approve hiring Robert Rosing.

Mr. Hutchinson asked if the scope was already prepared and whether the rest of the

Board could see it. Mr. Rosing explained that what was before the Board was his engagement letter, which outlines the terms of whatever scope the Board determines. If they set up a committee, he recommended having one designated point of contact to give him direction. Mr. Hutchinson stated that they were dealing with 810 lots, of which 15% are full-timers; 37% are developed lots; and 48% are vacant lots. He suggested that they make sure that all are represented in this stakeholders committee. Mr. Rosing stated that if the HOA decides to engage him, he would be representing the Association; not the Board or any individuals. He explained that any replacement of documents requires a super majority vote of the neighborhood.

Mr. Tyler asked if the rest of the Board members wanted to review the engagement letter before they execute it, or whether they wanted to execute it this evening and start the process. The majority of the Board thought it should be executed this evening.

MOTION: Roy Parker made a motion to execute the engagement letter with Robert Rosing. Jodi Taylor seconded the motion.

VOTE: The motion passed. Tony Tyler abstained from the vote due to a conflict of interest.

Mr. Tyler suggested that the Board appoint someone to lead the committee. He personally thought it should be Roy Parker based on his legal experience. There were no objections to Mr. Parker.

MOTION: Tony Tyler made a motion to nominate Roy Parker to lead the legal committee. Jodi Taylor seconded the motion.

VOTE: The motion passed unanimously.

Mr. Tyler asked that interested parties contact Mr. Parker. The Board would put together a three-member committee at the next meeting.

### Board Vacancies

Mr. Tyler noted that Board positions for Area 3 and Area 4 were currently vacant. He noted that the Board has the ability to hold a special election for the membership in the selected areas, or the Board could appoint someone to fill the vacancies. If they choose to appoint someone, at the next regularly scheduled election, whoever is elected during that term fulfills the remainder of the existing term for members who resigned.

Mr. Tyler noted that Carol had included candidate bios for Area 3 and Area 4 in their packets. Barry and Dusty were interested in the Board position for Area 3.

Dusty Kilbourne, Lot A-5, stated that he would like to represent his area. Alan Powell has been the Area 3 representative and he is a great tool to people who live in his area. Mr. Powell would keep the property owners in his area update on what occurred at the Board meetings. He felt they were adequately represented by someone who looked after the concerns in their area. Dusty stated that he is on the Ranch full-time and he is friends with a lot of the people in their area. There has been a lot of conflict in their neighborhood and the issues are usually heated because they affect people so deeply. He has friends on both sides of the issues and regardless of the discussion, they have remained friends. He has his own opinion on things, but he will listen to the people in his area and bring their issues and concerns to the Board. Dusty stated that he is level-headed and he would represent his area well.

Barry, Lot E-1, stated that he purchased his lot 18 months ago. He spent a lot of time at his property meeting his neighbors. He is four years new to Park City and has started to put down roots. He has wanted to live in a place like Pine Meadow his whole life and is happy he finally has the opportunity to do it. He would like to be a productive member of the Ranch and he looks forward to being a beneficiary of the community, regardless of whether or not he is on the Board. He has not seen this type of community anywhere else he has lived, and he was excited to become part of it.

Mr. Tyler believed both Dusty and Barry would do a great job on the Board, and he appreciated having two volunteers for a position that is often difficult to fill.

Jeremy Jespersen suggested that the Board vote in closed session. The Board agreed to hold a closed session after the regular meeting to appoint the replacement for Area 3.

Robert stated that he and his wife, Terry, have lived on the Ranch full-time for a year. He was willing to be on the Board to represent Area 4.

Mr. Tyler noted that the Board would appoint the replacement for Area 4 in closed session as well.

#### Garbage removal

Mr. Tyler stated that the HOA was not made aware of the change being made by Summit County. He pointed out that Summit County was looking for ways to generate more revenue for trash removal. They are opening a new cell in the landfill and they

need a way to finance it. The County determined that the way to finance it was to move the expense out of the general property taxes and the operating fund, and move it into a properties specific building directly from the Republic Waste Services Company. Mr. Tyler was unsure whether that had been handled properly in terms of notice; however, but when he spoke with Summit County presented the argument that because they were not reducing the property taxes and were adding an additional fee, it should have been subject to the Truth and Taxation requirement at the State level because it increases the property taxes while moving a service outside of that operating fund.

Ms. Taylor stated that Kate is on the Board for the Recycling and she had asked her to put together some information. Ms. Taylor stated that historically there have been issues with trash aside from the recent \$36. Kate explained that she was not going to talk about the \$36 because most people know her position on that issue. Ms. Taylor noted that last year \$5,000 was donated to the playground which never materialized; and there was some discussion about cleaning up the trash area. She thought Kate was the best person to get it off of Facebook and before the Board.

Kate stated that in light of recent issues with the trucks in Summit County for trash removal service not being able to make it up even a small grade. She handed out copies of solutions she had outlined. Kate stated that the trucks cannot make it up to the dumpsters in the winter unless it is sanded 20 minutes before they get there. This is a problem seen everywhere with Republic trucks. She cited other areas where 80% of those properties did not have their trash removed for over two weeks. Other communities were dealing with the same issues as Pine Meadow because they do not live in flat communities. Kate stated that she gained permission to use the lot across from the mailboxes from the County. That lot is half owned by the State and half owned by Summit County. She had temporary permission from the State, pending hearing from one other department, to put their dumpsters in that lot as a temporary fix for this winter and the trash will be removed. They can put all six dumpsters and the recycling on that lot.

Kate stated that parking will be the major impact because people park there and people who live on the Ranch leave their cars there. She suggested that it would be easier to get a two-wheel drive car up to the lot where the dumpsters are currently located, than it is for the dump truck. She commented on the owner closest to the lot who requested that the dumpster be configured in a way that quarantines off their driveway.

Kate stated that using some of the HOA money to have signage, they now have permission from Summit County and the State that if people park there overnight they will be towed, as well as a sign that says where the parking is that they are free to use.

Kate remarked that she gave their dump truck driver's phone number to Jody Robinson and visa-versa. The driver will call Jody before he comes up so Jody can make sure the road is ready.

Kate outlined her long term solution. She noted that people in Weber Canyon do not have curbside pickup and the County built them a transfer station. It was financed by the County. There is an attendant on duty Thursday through Sunday during the summer, and an attendant on busy weekends during the winter. Kate believed the only solution for Pine Meadow is to have an attendant hired by Summit County to keep mattresses and other items from being dumped in the dumpsters.

Kate expressed her willingness to work with Summit County and the HOA to make these solutions possible. She has until June to submit a proposal that goes to the County Manager for approval. If it is approved, it goes to the Summit County Council for a vote. If the Summit County Council approves the proposal, they would have the budget in 2018.

Kate offered additional alternatives other than her solutions. She noted that Tom Deaver had suggested using another waste management company. She looked into the legality of saying the trash company broke their contract because they were not picking up trash three times a week. She found they could not legally do that because the trash company has to break the contract Countywide, and the County has to choose not to renew their service. However, if they want to continue to pay the \$36 per year in their taxes, they could pay an additional fee and hire Ace to go through a special process with a different type of truck. Using the same trucks and the same process, Ace quoted \$34,400 to do the garbage and recycling for one year, which is \$86 per household, divided by 416 developed lots. Kate was not opposed to spending the additional money if that was what the membership wanted, but she believed they would end up with the same problem as the County service they were already paying for.

Kate stated that another option is to revisit the road and find out if there is another way to lessen the grade and widen the road, and make the first corner more truck friendly.

Mr. Tyler thanked Kate for her presentation. He stated that when he worked with Summit County on the grant to redo Lower Forest Meadow, one of the primary issues they worked on was the ability to get trash trucks to that lot. The County signed off on the fact that the trash truck could get there. Republic Services signed off on the fact that the trash truck could get there. Mr. Tyler remarked that their representatives reviewed the construction documents and they know why the lot was built as it currently

exists. Mr. Tyler believed the most realistic long-term solution is to move the trash dumpsters to the lower lot permanently, similar to the Weber County concept. However, if they do it, it has to be done nicely since it will be at the entrance to Tollgate Canyon.

Kate pointed out that because the lot is owned by the State and Summit County, they would have to obtain permission to build anything permanent on that lot.

Mr. Hutchinson reminded the Board that the trash was moved to where it is now because it was visible to everybody in the entire County. They had more problems with it sitting below than they do now.

Ms. Klco asked what the fee would be per developed lot to pay for an attendant. She was told that Weber County pays for their attendant. Kate believed that having an attendant was key to keeping the area looking nice.

Kate explained that her intent this evening was to get permission from the Board to work on a proposal for June, and permission to move the dumpsters down to the bottom lot, and move the parking to where the dumpsters are now. She clarified that it was a temporary solution until she could get funding from Summit County.

Mr. Tyler suggested that the Board first talk about the temporary solutions. The first solution would be to do nothing and have Republic Waste Services call Jody one hour before coming up to empty the bins in their current location, in hopes that Jody could sand the road before the truck gets there. That solution would continue to allow parking in the lower area. The second option would be to work with Republic and move all of the bins down to the current lower parking lot and sign it for no parking, with the possible exception of allowing trailers in that lot; and move guest parking to the middle lot off of Lower Forest Meadow Road.

Someone suggested that they should pressure Republic to use automatic chains and honor the agreement they made to pick up the trash, because they agreed that the grade was manageable.

Someone wanted to know how many garbage bins get emptied or filled during the winter. He asked if they could close off three bins during the winter and only move three to the lower parking lot. Kate stated that the schedule is supposed to be Monday, Wednesday, Friday for the trash, and Wednesday for recycling. Mr. Tyler replied that the bins are always full and when one scheduled pickup is missed, there is always garbage on the ground.

Kate stated that either she or Jody would ask for extra dumpsters during the 4<sup>th</sup> of July weekend and other holiday weekends during the summer.

Mr. Hutchinson asked if garbage pickup was only a problem during the winter because there is much more garbage during the summer. Mr. Tyler explained that removal is a winter issue because of the roads. During the high use weekends during the summer, there are not enough dumpsters to handle the capacity.

Someone asked if anyone had spoken with the post office. He asked why they could not use the other side of the road as a long term solution. Mr. Tyler stated that they could move the mailboxes to the other side of the road and put the trash facility where the mailboxes are currently located. However, the mailboxes will not take up the entire lot and people will park over there. Mr. Tyler believed the transfer station for the trash would probably take up most, if not all, of the other side. The mailbox side is not a large enough area to accommodate the trash, and he assumed it would require additional work. Mr. Tyler thought it was a good concept, but suggested that they talk with the adjacent property owner and Summit County to see how much space is actually needed.

Someone suggested having a set schedule where Jody could sand the road at a specific time on Monday, Wednesday and Friday, and the trash truck would come right after. Mr. Tyler stated that they would have to talk to Republic about it, but it might be possible on a short term basis.

There was concern about moving the guest parking further up and the potential for people to slide off or get stuck trying to make it up the hill. Someone favored the solution of putting the burden back on Republic.

Mr. Tyler summarized that the two options were either to move the dumpsters or keep them in their current location. He pointed out that if they remain in their current location, it would put pressure on Jody to immediately respond when the roads need to be sanded. Mr. Tyler stated that they could also ask Republic to outfit some of their trucks. Someone suggested a third option of sending a formal complaint and letter to Republic and asking them to formally respond. That would let them know in writing where Republic officially stands on the matter. Kate stated that the HOA would get that response from Republic in May. She had spoken with Terry at Republic and asked her to contact Jody to work something out with scheduling. Terry told her that she was extremely busy and Pine Meadow would be tabled unless they could figure out a solution. Kate pointed out that it would affect Republic's contract renewal with Summit County, but it would not solve the HOAs immediate problem.

Honey Parker thought the short-term issue was to define whether trash or lack of parking was the bigger problem. Someone thought the least expensive solution would be for Jody and Republic to set up a scheduled time when Jody would sand and the truck would come to pick up the trash. Ms. Parker suggested that they try to do that through the next storm to see if it works.

Another suggestion was to ask for extra dumpsters now instead of just in the summer, so if the trash pickup is missed one day, there would be room for additional trash before the next pickup day.

Kate clarified that both Republic and Summit County has asked the HOA to move the trash bins down. Honey Parker thought they should try to work out a schedule through at least the next storm. If it did not work, they could then consider moving the dumpsters. The Board concurred. Jeremy Jespersen also thought they should ask Republic to consider adding the auto chains. Mr. Tyler was not opposed to paying a portion of the cost for the chains on a few trucks. Mr. Brown thought they should first try the schedule and then move forward on the chains. Kate stated that she would address the idea of chains with Republic and report back to the Board at the next meeting. Mr. Tyler reiterated that if Republic would consider chains the HOA may be able to pay half the cost if the Board would approve it. Kate would also talk with the driver about working out a schedule.

#### Snow Removal for Forest Meadow Road

Dan Heath clarified a post he put out. He had just attended a meeting where he realized they were out of money. He was not as active in plowing as he had been 15 years prior. Mr. Heath realized for the first time that many of the Forest Meadow people were taking advantage of other people and he was upset. Mr. Heath wanted those people to know that he was upset and it has gone on too long. Consequently, he posted exactly what he thought. Mr. Heath stated that later in the day he found that people had read his post and he was surprised at the reactions. It was not until later than he read the salutation, "My Tollgate Neighbors", and he understood why so many people were irate.

Mr. Heath stated that he inadvertently stepped on some toes and he apologized for it. He clarified that Pine Meadow property owners were not involved in what he said.

Mr. Heath stated that in the meeting he attended, he found that Forest Meadow was essentially broke keeping roads open. He spoke with Jody and this evening he drove

around what they use as the two access roads to make it work. He found that the HOA dues cover roughly five miles of that. After that meeting, he was irate because they are now down to 12+ people who keep the second entrance open. It is not the HOA. Mr. Heath pointed out that they do not mismanage the money, the problem is that they do not have money for the access road. Mr. Heath reiterated his apology to anyone who was offended, and he took full responsibility. He was sorry if anyone felt personally attacked.

Mr. Heath stated that if people, as a group, want to have two ways in and out, they cannot depend on 12 or 15 people to make that happen. This is on the back of the Forest Meadow people and it was literally back breaking and caused them to go broke.

Mr. Tyler felt there were two issues. He explained that the route from Tollgate to the gravel pit has been consistently plowed by the HOA since the mid-1990s. Until 2008, the connector between the gravel pit and Forest Meadow, the existing routes to Forest Meadow on Valley View were not plowed by anyone. Mr. Heath clarified that people in Forest Meadow started plowing the connector as early as 2000, but it was taken over by the HOA until 2008.

Mr. Tyler stated that the Forest Meadow plow area does not have enough money to keep lower Forest Meadow open from Junction Court to the highway. If that is the case, all of the residents of Forest Meadow would have to come around the connector and down Tollgate Canyon, which is not a desirable access, particularly further down Forest Meadows. If the Board decided to clear from the Highway to Junction Court on Forest Meadow, several things would have to occur. First, the HOA does not have the manpower or machinery to do it. They would have to hire someone to plow and purchase the equipment. Secondly, the HOA could hire someone in the area and pay them to keep that area open.

Mr. Tyler stated that Jody did not have time to plow it so that was not an option. He thought the question was whether or not the Board wanted to spend HOA money to keep Forest Meadow open from the Freeway to Junction Court.

Amy stated that many people were not aware that there was a fund to plow Forest Meadow. Mr. Brown wanted to know how they would agree on what the HOA would or would not plow. Mr. Tyler replied that it would be by Board approval, and it would have to be a budget line item. It is tied to how much capacity the Ranch has in terms of labor and snow removal equipment. The Board could approve the HOA paying for it, but the Board would also have to find the funds to pay for it. He pointed out that the 2017 budget does not have that line item.

Mr. Tyler summarized the argument on both sides. On the Forest Meadow side, they were out of money and they were asking for help from the HOA. The Pine Meadow side was saying that they manage their plow funds to clear their areas and the money is managed appropriately. They did not believe the HOA should spend their money to plow out Forest Meadow. Mr. Tyler remarked that the fallacy in both of those arguments is that there are not two sides to the Mountain. They are all one HOA, and neither Forest Meadow nor Pine Meadow exist as separate areas. They are all the Pine Meadow Ranch Owners Association and they are all neighbors.

Mr. Tyler stated that the question is whether they want a second route in and out of the Mountain that exists outside of the Ranch from the Highway to the boundary of the Ranch at the Junction Court intersection at Forest Meadow Road, or whether they want all of the people who live in the Forest Meadow area to drive around the existing path that has been plowed and will continue to be plowed as part of the HOA roads, either around Arapaho or Valley View Circle, past the gravel pit and down Tollgate. Mr. Tyler was not interested in conversations about private plow funds and who did or did not have enough money.

Someone asked if there was enough money in the HOA to cover the Forest Meadow side without issuing a special assessment to all of the owners. Mr. Tyler answered yes. The HOA has a reserve account with available funds that is intended to be used for these types of purposes. It is subject to Board approval but there is a fund available outside of the operating budget to pay for special projects.

Someone asked if the Board would incorporate the cost of plowing the Forest Meadow road into the HOA budget to replenish the reserve fund, and to keep this from being an issue next year. Mr. Tyler answered yes, but noted that it would require an increase in assessments.

Someone suggested that the HOA pay for it on a one-time basis and give Forest Meadow a chance to regroup and raise the necessary funds. Amy stated that she was having a meeting at her house for the Forest Meadow side because a lot of people want to get involved, and others in the SS lots who pay HOA dues had no idea that money was not going towards plowing.

Someone thought the real problem was collections rather than which roads should be plowed or having the equipment and people to plow. The CC&Rs allow the HOA to identify a basic plow route and say that from 2017 forward, the HOA will manage this specific plow area. If any of the residents want to plow off of that grid, they could do

that on their own. He thought it would be nice to have a consistent plow grid that everyone know they are paying into, even if the HOA fee has to be increased. Mr. Tyler replied that the plow route already exists. The HOA plows to the gravel pit, they plow the connector to Forest Meadow Road and down Arapaho, and they also plow up Valley View Circle.

Mr. Tyler was not opposed to keeping Forest Meadow open, as long as they could figure out budgeting issues. However, he was opposed to burdening Jody with that responsibility. He did not think it was appropriate for the HOA to purchase another piece of equipment and hire another person. Mr. Tyler stated that they would effectively be hiring the Forest Meadow neighbors and paying them to keep it open.

Honey Parker reiterated that Amy was having a meeting the next evening at her house. Ms. Parker stated that she had sent a letter to everyone on the Forest Meadow side letting them know the situation and what they were being asked to pay. She would like to have more people pay so they would have enough money to plow the road. If that is not the case, if the HOA could pay for it as an emergency situation, it would give everyone time to decide whether or not they want to deal with it in the long run without having to make an immediate decision. Mr. Tyler pointed out that if the area produces enough income to plow it for the remainder of this year, the Board could address it next year before they complete the budget.

Honey Parker personally wanted to see a clear option, so when the inevitable breakdown on Tollgate happens, there is a way for people to get out.

Jodi Taylor stated that as the HOA Treasurer, she felt strongly that this was an emergency and they needed to act for the betterment of the Board as a whole, which is Pine Meadow and Forest Meadow. Ms. Taylor thought the HOA should pay to plow that portion of road in Forest Meadow.

Bruce Hutchinson suggested that they allow Amy to have her meeting. However, knowing that emergency funds are potentially available, it behooves the people in that area to come up with the funds. He stated that the Board had changed their direction in adding additional areas into Forest Meadow at the request of some of the residents. Mr. Hutchinson noted that this issue was created because significantly more people have decided to live up there full-time.

Mr. Heath believed they would begin to see more people financially contribute within the next few weeks, but he did not want to count on it.

Mr. Tyler suggested that Amy hold her meeting, and in the interim he expected Forest Meadow to keep the road open. The HOA should solicit proposals to clear that section of Junction Court to the Freeway so they will have someone as a backup if it reaches that point.

MOTION: Tony Tyler made a motion to initiate a process to obtain proposals from plowers on the Mountain for how much they would charge on an hourly basis to keep lower Forest Meadow Road from Junction Court to the Freeway open.

Mr. Tyler asked Honey Parker to post an article stating that the HOA was actively soliciting proposals for snow plowing on lower Forest Meadow from Junction Court to the Freeway. And to send all proposals to Dan Heath. The suggestion was made to send that information via email.

Mr. Tyler called for a second on the motion. Jodi Taylor seconded the motion.

VOTE: The motion passed unanimously.

### **Monthly Budget Review**

The Board reviewed the unpaid bills detail.

MOTION: Bruce Hutchinson moved to Approve paying the unpaid bills as outlined. Tony Tyler seconded the motion.

VOTE: The motion passed.

In the interest of time, the Board decided to vote on the Board members for Area 3 and Area 4 via email.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:15 p.m.

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