

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SONS OF UTAH PIONEERS
SALT LAKE CITY, UTAH
NOVEMBER 17, 2015

In Attendance: Tony Tyler -President; Dan Heath, Vice-President; Honey Parker, Secretary; Matt Brown (Area 1); Jeremy Jespersen (Area 2); Alan Powell (Area 3); Tom Deaver (Area 4); Mike Gonzales (Area 6); Tom LeCheminant (Area 7).

Excused: Pat Kreis, Mark Hodgson (Area 5)

The Board held their Regular Board meeting following the Annual Meeting.

The meeting was called to order at 9:20 p.m.

Approval of Minutes

The minutes were tabled to the next meeting

New Construction

Tom Deaver had emailed plans for an 80 square foot shed to the Board members. Mr. Deaver reported that the comments from the Architectural Committee were positive and the Committee recommended approval by the full Board.

MOTION: Tony Tyler moved to APPROVE the shed as presented. Alan Powell seconded the motion.

VOTE: The motion passed. Matt Brown abstained from the vote since he had not seen the plans.

Miscellaneous Business

Mr. Brown asked if there was a contract for plowing. Mr. Tyler replied that the HOA no longer requires contracts. Mr. Gonzales stated that there was a contract to agree to meet the standards of the Association. Mr. Powell stated that they were advised by the insurance company that it was better to not have a contract. They should only have plowing guidelines. If the plowers sign contracts they become contract labor and the HOA would need to issue 1099s. Mr. Powell noted that plowing is usually done by volunteers and they only need guidelines to follow.

Mr. Gonzales questioned how they would know who was plowing if they were not signing contracts. Mr. Powell replied that the PMEEF reps would know.

Mr. Tyler suggested that they revise the snow plow contract to be snow plow guidelines and post it on the website.

Dan Heath commended the Board for a good Annual Meeting this evening.

Monthly Budget Review

Mr. Tyler reviewed the unpaid bills detail. He noted that the bill from Staynar Bates and Jensen in the amount of \$9,500 was for the audit. Mr. Tyler recommended that they approve the invoice but hold the payment until they receive the auditor's final management document. In addition to the unpaid bills presented, Mr. Tyler added the year-end bonuses that were approved at the last meeting, which was \$500 for Carol and \$1,000 for Jody. Mr. Parker recalled that the Board had approved a \$200 bonus for Cody. Mr. Tyler thought it was \$250 for Cody. He asked Carol to read the minutes to verify the amount.

MOTION: Mr. Tyler moved to APPROVE paying the unpaid bills as presented and the addition of the three bonuses to be paid. Tom Deaver seconded the motion.

VOTE: The motion passed unanimously.

Carol announced that the next meeting would be held at the Library at the Sheldon Richins Building at Kimball Junction.

Mr. Tyler thanked Carol for her efforts and for the additional work she did for the audit.

Carol was pleased with the audit results and noted that the auditors gave a lot of praise to the Board and how well they work together.

The meeting of the Pine Meadow Owners Association Board adjourned at 9:31 p.m.
