PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SHELDON D RICHINS BUILDING
PARK CITY, UTAH
MARCH 15, 2016

CONTENT SUMMARY

Owner/Visitor Open Forum and Other Owner Communications
- The Board discussed a suggestion from a property owner to formally make those who rent their properties liable for damages to Ranch property caused by their renters.
- Mr. Tyler had contacted Mr. Heath and asked the Board to discuss the issue but to wait for a legal opinion from Ted Barnes before making a decision.
- Mr. Gonzales noted that the Rules and Regulations prohibit short-term rentals completely.
- The Board had previously raised that issue and were told that it was legally unenforceable because they could not dictate how someone uses their property.
- Mr. Gonzales believed the State of Utah allows the HOA that right.
- Mr. Heath suggested that they consult Ted Barnes on the State law rather than debate it this evening.
- Devin Maxwell, FM-A-7, stated that he was present to listen to the discussion and observe how the process works.
- Jeremy Jespersen (Area 2) had received an email from Glade Wall, a contractor, giving the Board a heads-up that new construction will start occurring on Lot 128.
- The contractor wanted to know what information he needed to provide to the Board.

Approval of Minutes

MOTION: Mike Gonzales moved to APPROVE the Minutes of February 16, 2016 as written.   Alan Powell seconded the motion.

VOTE: The motion passed.

Ranch Manager's Report
- Jody had to repair the back brakes on the dump truck.   There were no other problems with the equipment.   He still had plenty of sand.
- Jody noted that they were starting to install the new signs.
- Mr. Gonzales noted that some of the signs incorrectly say Aspen View rather than Aspen Ridge.   Mr. Heath stated that they could put up the good signs and let him know which ones were wrong.   Mr. Gonzales noted that at least two signs already say Aspen View instead of Aspen Ridge.
- Mr. Heath thought they should wait and turn in one order when they know how many

signs need to be replaced.

- Ms. Kreis wanted to know who provided the list of names and whether the erroneous names were on the part of the Ranch or the sign maker.   Mr. Heath replied that he and Jody went through the list and he had not caught any mistakes.
- Jody stated that he took the names off the Summit County map, which is the map used by all of the emergency services.
- Ms. Kreis pointed out that if the sign maker made the mistake they should be the ones responsible.   Mr. Gonzales thought the map needed to be updated because it was wrong.   Mr. Powell noted that the Summit County GIS says Aspen Ridge.

Monthly Budget Review

- Ms. Kreis reviewed the profit and loss/budget versus actual.
- Ms. Kreis presented the unpaid bills detail.

MOTION: Pat Kreis made a motion to Approve paying the unpaid bills as presented. Alan Powell seconded the motion.

VOTE: The motion passed unanimously.

Miscellaneous

Ms. Kreis reported that Mr. Tyler had sent an email to the auditor asking for a change in the language.

- Ms. Kreis emphasized that she would like to get the letter signed for the final report because the Board already allocated funds to do the audit and they owe it to the property owners to have it completed.
- Once Mr. Tyler has language that he will sign saying that it is HOA accounting data that was provided, the auditor will give the HOA a formal report with their cover letter.
- It will be a formal issuance of the audit that could be posted on the website and made available to all property owners.
- Mr. LeCheminant had sent the image of the information sign to the Board members for their review.   Mr. Deaver pulled up the image for everyone to see.
- The Board felt the image was exactly what they had talked about.   The left side was for homeowners and the right side would have squares for realtors.
- The email did not include a price.   The Board could not authorize moving forward until they know the cost.
- Mr. Heath provided a sample of a plat map that was prepared many years ago.   He explained that to include everything from I-80 up to the Church camps it needed to stand on end.
- Mr. Heath provided suggestions on how they could improve the plat map to make it more effective and provide the pertinent information that most people would want.   Instead of showing the road to the Church camps they could use an arrow to indicate that the Church camp is two miles.

- Ms. Parker would send copies to everyone; one without all the numbers and another one without the numbers and without the lines.   Once they actually see it they can decide which one makes the most sense.
- Mr. Gonzales understood that the intent of the map was to direct visitors around the Ranch and not to be used to sell property.
- Mr. Gonzales thought it was pointless to show the numbers and letters.   He thought it was better to have a clear map of the roads so people know where they are.
- Once the Board makes a final decision on the map they could post it on the website with a link so people can refer to it on their phone when trying to find their destination.
- Mr. Powell suggested that they keep the lines that show the boundaries of the Ranch.
-Jody suggested that they make a second map and place it at Bobcat.
- Ms. Parker would clean it up and send the Board two or three versions for their review and comment. In this situation she thought less was better because too much information on a map is confusing.
- Mr. Heath asked if the Board was comfortable with putting Bobcat Springs on the map and having arrows indicating that the Church camp is so many miles from a specific point. They could use the same side notes for Lewis Peak and other places.
- The Board agreed.
- The map included phone numbers for the Sheriff, the Fire Department and other emergency services.   The suggestion was made to add the Fish and Game number for poaching.

The Meeting of the Pine Meadow Owners Association Board adjourned at 7:05 p.m.

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