

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SHELDON D. RICHINS BUILDING
PARK CITY, UTAH
MARCH 21, 2017

In Attendance: Dan Heath – Vice President; Jeremy Jespersen (Area 2); Dustin Kilbourne (Area 3); Robert Walthall (Area 4); Bruce Hutchinson (Area 5); Roy Parker (Area 6); Tom LeCheminant (Area 7).

Excused: Tony Tyler, Matt Brown (Area 1), Honey Parker, Jodi Taylor, Jody Robinson

Guests: Carolyn Strathern, Lot F-50.

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

Approval of Minutes

Dustin Kilbourne stated that on February 27th the Board voted via email the amendment to replace the motion that was passed, with the following motion:

MOTION: Jodi Taylor, as Treasurer, reserve \$10,000 of the HOA Reserve to be used for plowing Lower Forest Meadow Roads in the case that FMEFF has less than \$11,550 remaining in their fund; that Jodi choose a provider, someone to plow; and that Jodi be the sole contact for invoices and payments while keeping us apprised while the fund is being used.

The amended motion passed, ratified and recorded with 9 votes in favor and two abstentions. Bruce Hutchinson and Tony Tyler were the abstentions.

Dan Heath asked if the Board has any other revisions or comments on the Minutes.

MOTION: Dustin Kilbourne moved to APPROVE the Minutes of February 21, 2017 as written. Roy Parker seconded the motion.

VOTE: The motion passed unanimously.

Open Visitor Forum

Carolyn Strathearn, Lot F-50 commented on her continuing issue that she has raised since June. She was keeping track of what the newly hired attorney was doing with the CC&Rs.

Bruce Hutchinson reported on an email communication he received from Chris and Nikki Perry, Lot PI-E-59 in Area 5. Mr. Perry inquired about a subject that the Board had previously discussed. He would like to bring a tiny home to the Ranch, but not as a permanent home. Mr. Perry wants to put the tiny home on the lot with a storage shed to

the side of it while they build their cabin. He did not want to pay an impact fee because it was a temporary unit. Mr. Hutchinson informed Mr. Perry that the tiny home would have to be removed in the winter. Mr. Perry told him that he is a structural engineer and he had designed the roof to handle a 10' snow load.

Mr. Hutchinson asked the Board for their thoughts on the impact fee and whether the tiny house would have to be removed as a temporary structure.

Mr. Heath stated that per Summit County regulations, if a structure will be on the premises longer than six months it is considered a permanent structure. If it is on wheels it is a temporary structure and must be moved. It is also considered a permanent structure if it is on a foundation. Mr. Heath remarked that the size of the structure is not relevant and Mr. Perry should have to pay the fee.

The Board discussed Mr. Perry's request and determined that based on Summit County Regulations and the Rules and Regulations of the Ranch, the tiny house would have to be removed as a temporary structure. The shed could probably remain.

Mr. Hutchinson had invited Mr. Perry to attend a Board meeting and he would probably be at the next meeting. He would respond back to Mr. Perry with the Boards comments.

The Board discussed a letter that was received from an owner on Tollgate Canyon Road, PI-C-85, above Oil Well. His family has lived there for years and he was concerned with the way they were being plowed in when Jody plows the road. Mr. Heath thought the owner had a legitimate concern and suggested that Jody change the blade or something different when he reaches their driveway. The Board agreed to talk to Jody about this situation.

New Construction/Additions

The Board reviewed plans for a home at 2012 Modoc Loop. Gary Burch, Lot PI-61, is the owner and builder. Mr. Burch had submitted the Lot Improvement Plan and Agreement with his plans for a 2100 square foot home. The exterior would be log siding and lap vertical siding. The roof color would be a light sage green. Mr. Burch intends to pay his impact fee once he receives his construction loan. The Board needs to make sure the impact fee is paid before construction begins.

The Architectural Committee had reviewed and approved the plans that were submitted.

MOTION: Bruce Hutchinson moved to approve the plans for a home at 2012 Modoc

Loop, Lot PI-61, as presented. The impact fee is to be paid before construction begins
Robert Walthall seconded the motion.

VOTE: The motion passed unanimously.

Ranch Manager's Report

Jody Robinson was not present to give the Ranch Manager's Report.

Water Board Update

The PMRHOA did not have a representative at the Water Company Board Meeting.
There was nothing to report.

Ranch Manager Assistant

Mr. Heath understood that Jody Robinson had talked to some people about this position, but he had not heard whether or not there was an outcome. Mr. Tyler and Jody were supposed to draft the job description. Mr. LeCheminant reported that Mr. Tyler had set up two or three meetings with Jody to draft the job description so it could be advertised, but for whatever reasons one or the other had to cancel so they had not yet met.

FMEEF Snow Removal

Mr. LeCheminant reported that if the Ranch takes over Forest Meadow Road, Mr. Tyler thinks they should continue the loop all the way around. Mr. LeCheminant disagreed and explained why he thought they should only keep the plow route across the emergency connector and plow Forest Meadow Road up to Junction Court. In order to keep both of those roads open, Jody would need a full-time assistant, another truck, and a sander with a plow on it.

Mr. Heath preferred to wait until the entire Board was present before making a decision. Mr. LeCheminant agreed, and explained that he only raised the issue so everyone could be thinking about it, and whether Jody might need a full-time assistant. Mr. Kilbourne remarked that there was disagreement on the Ranch, neighbor to neighbor, about how the plowing should be done. It would definitely change the HOA fees. The point of a connector is an interesting subject that should be discussed. It was noted that Forest Meadow ran out of money to plow not because they maintained the emergency road, but because they plowed a second exit on the bottom of Forest Meadows. Mr. Heath pointed out that the 200+ people on that side pay to keep Tollgate Canyon Road open

but they do not use it. Mr. Kilbourne remarked that all of the vehicles who service that side use the road.

Ms. Strathearn suggested that an alternative would be to get bids for outside contractors to plow. Mr. Heath thought it would be less costly to use people and equipment inside the Ranch. The Board discussed alternatives and routes. Mr. Heath commented on the fact that there were different opinions and reiterated his request to table this discussion until more Board members were present.

The suggestion was made to have some bids lined up by next Fall. The Board tends to make decisions that affect people in their area, but those people do not have the benefit of hearing their discussion and arguments. There will be a lot of pushback if they do not discuss the obvious concerns that people have. Mr. Parker thought they needed a town hall meeting to talk about it and make sure they listen to everyone. It has to be a community conversation so they hear all sides.

Ms. Strathearn suggested that as an HOA they invite everyone to a potluck barbeque on the premise of hearing different opinions and options. The Board could then research the options and make a decision. The Board thought that was a good idea. Mr. Heath recalled that years ago they had two or three community barbeques as a way to bring everyone together.

Buildings built on the wrong lots

Mr. LeCheminant referred to the SS lot above Alan Powell's house. When Alan was still a Board member, the Board was supposed to vote on the lots that Summit County was assessing the Pine Meadow Ranch for taxes. The County Assessor adjusted that and the tax bill is now being sent to the person who owns the house. The Ranch is still assessed for the land. Mr. LeCheminant recalled that the Board had agreed on setting a fair market value price for that lot, SS-BDY-15-1, and the HOA needed to send the owner a letter with the fair market value. Mr. Powell resigned from the Board before that letter was sent. Mr. Kilbourne stated that one property was \$28,000 and \$12,000 for the other property, as well as \$850 for the land appraisal reports and surveys. Mr. Heath noted that the HOA would be left with an unbuildable lot. He suggested that they talk to other property owners to see if they wanted to increase their lot size. The HOA does not need the lot and it would be worthwhile to sell it.

Mr. LeCheminant thought they should ask Mr. Tyler to have Ted Barnes draft a proposal letter with the fair market value and send it to the owners so they could move forward. He recalled that the Board had voted to take that action last October. Mr. Hutchinson believed that Alan Powell had communicated with both property owners, and they had

already agreed to the price. The negotiations were done and they only needed written documentation. Mr. Heath offered to contact Alan Powell to find out exactly what was done.

New Business

CC&Rs and Governing Documents

Mr. Parker had met with the attorney, Robert Rosing.

Mr. Heath suggested that they move into closed session to discuss legal matters after they adjourn the regular meeting.

Mailboxes

Mr. Heath had sent everyone an email regarding a lawsuit against the Post Office because a group that represents disabled people said the Post Office was not making the mailboxes wheelchair accessible. For that reason, the postal people will hold a large meeting and that will be a major topic. Until then, the Post Office will not put up any mailboxes and every subdivision has to purchase their own.

Mr. Heath passed around brochures for mailboxes that he was given by the Postmaster. He thought there might be better deals than what they get from the Post Office. When the full Board is present he would like to talk about ideas for the mailboxes and the type of pad. It is on Summit County property and that also needs to be considered in their planning.

In the interest of time, the Board tabled this item to the next meeting.

Monthly Budget Review

The Board reviewed the unpaid bills detail.

MOTION: Mr. Dustin Kilbourne moved to APPROVE the unpaid bills detail as outlined. Mr. Hutchinson seconded the motion.

VOTE: The motion passed unanimously.

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The meeting of the Pine Meadow Owners Association Board adjourned at 7:55 p.m.
