

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
TRAILSIDE PARK CONFERENCE ROOM
SALT LAKE CITY, UTAH
FEBRUARY 22, 2011

CONTENT SUMMARY

Minutes

MOTION: Bob Burdette moved to APPROVE the minutes of January 25, 2011. Alan Powell seconded the motion.

VOTE: The motion passed unanimously.

Owner/Visitor Open Forum and other owner communications

- Communication was received from an owner on Uintah View who was upset because of a snow berm left at their driveway. Mr. Foster visited the site and found that the berm was actually natural snowfall. With the help of another owner, the problem was resolved.
- Mr. Foster reported on phone calls he received from people who complimented Jody Robinson. He also received calls late at night with complaints about road conditions.

Water Company Meeting review

- The Water Company had started to repair the leak on Tollgate that day. The work was delayed because it took longer than expected to receive the parts.
- The Water Company was trying to find a leak they believe is somewhere in the Pine Meadow Drive area. They suspect the leak is caused by a bad meter and they have asked each owner to check their meter to for the leak.

Ranch Managers report.

- The Owners Association was able to use the bulldozer the Water Company brought in for the leak on Tollgate to move a significant amount of snow. Mr. Foster was unsure how much of the rental cost would be appropriated to the Association.
- Mr. Foster reported that Jody had replaced the hydraulic pump in the grader and it was working fine. He received a note from Jody saying that all the equipment was in good shape.
- The last month had been quiet in terms of snow removal. The dozer was used to

push the snow with no incidence.

- Mr. Foster thought it would be worthwhile for the Board to consider pre-approving an occasional widening with one of the larger blowers on the Ranch when necessary. It was noted that some of the owners have already volunteered their time and equipment and they should continue to look for volunteers. Mr. Foster requested a motion giving Jody authorization from the Board to call individuals when necessary.

MOTION: Alan Powell made a motion to authorize Jody Robinson to make the call for when he needs a blower and to contract with one of the blowers currently on the Ranch, and for that person to carry the liability insurance and meet all the requirements of plowing Ranch roads.

Mr. Hutchinson noted that Jody would need to be present to supervise the work.

Scot Erickson seconded the motion.

VOTE: The motion passed unanimously.

- Mr. Burdette referred to the lower parking lot at the gravel pit and noted that the eastern side is plowed but not the western side. He thought one reason could be that some vehicles are permanently parked there and Jody cannot plow around them.

- Mr. Foster suggested the possibility of creating alternate week parking on the lower lot. One week, people could park on one side to allow him to clean up the other side, and then alternate the next week. However, that would not solve the problem of cars that are parked and never moved. Mr. Foster would talk to Jody about possible solutions.

Old Business

Fee Schedule Review

- The Board reviewed the fee schedule that was adopted at the annual meeting in 2006. Carol requested that the Board approve the fee schedule to be posted online.

- Mr. Foster reviewed additions to the fee schedule that believed were more correct.

- The Board discussed minimum and maximum fines. Mr. Foster suggested clarifying the language to indicate that fines can be imposed starting at \$50 for CC&R violations. That would be consistent with fines imposed in the past and still leave the Board leverage for those who continue to violate the same rules.

MOTION: Scot Erickson made a motion to APPROVE the fee schedule as discussed for posting online. Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

Meeting Locations Finalized

- The Board discussed meeting locations. They agreed to meet on the Ranch from April to October and in the Valley from November to March. They were still trying to find a meeting location in the Valley that is easily accessible for all Board members, possibly a Fire Station on 3300 South.

New Business

Parking Lot Issues

- The Board discussed ways to clean up and manage the parking lots and to prohibit abandoned cars or cars that are parked long-term. Several suggestions were made for the Board to explore and any rules would be posted with signage.

MOTION: Hutch Foster made a motion to create signage to let people know that the parking lots would be cleaned up, and to follow through by putting up the signs and cleaning up the lots this summer. Scot Erickson seconded the motion.

VOTE: The motion passed unanimously.

SSD

- Mr. Foster provided an update on the status of the SSD. A legal road description needed to be obtained before he could move forward or present it to the County Council. The attorney was looking into the requirements for the road description.

Monthly Budget

- The unpaid bills detail totaled \$12,779. A bill from Sam Scaling for plowing was for \$3,635. Total bills to be paid was \$16,414.

MOTION: Bob Burdette made a motion to pay all of the bills as outlined. Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

Assignment Reviews

- Mr. Foster summary the assignments that various Board members had volunteered to do during their discussion this evening.

The meeting adjourned at 7:59 p.m.