

PINE MEADOW RANCH OWNERS ASSOCIATION
PARK LIBRARY
TAYLORSVILLE, UTAH
MAY 26, 2009

In Attendance: Hutch Foster, Dan Heath, Bob Burdette, Scott Clausen, George Ramjoue, Scot Erickson, Duane Yamashiro, Jen Kanzler

Ex Officio: Jody Robinson

Guests: Blaine Parker, Honey Parker, Angie Erickson and Carol Steedman.

Hutch Foster called the meeting to order at 6:32 p.m.

Approval of Minutes

MOTION: George Ramjoue moved to ACCEPT the minutes of April 28, 2009 as written. Dan Heath seconded the motion

VOTE: The motion passed unanimously.

Owner/Visitor Open Forum

Mr. Foster reported that the Parkers and Angie Erickson had attended the meeting to discuss winter access issues for next year. He stated that if they were interested in leaving early, they could give their presentation now and the Board would discuss it later in the agenda under New Business, or they could wait and give their presentation after the Board takes care of regular business. The owners decided to give their presentation now and let the Board discuss it at their convenience.

Honey Parker stated that this winter there was no connection between Tollgate Canyon and Forest Meadow. She summarized three main issues for why the road between Pine Meadow and Forest Meadow should be maintained next winter. (1) Access roads for those Forest Meadow residents who work and commute; (2) Equitability. Ms. Parker pointed out that Forest Meadows pays for Tollgate Canyon to be plowed but they have no access to it through winter. (3) Safety. There is only one way out, which presents a safety issue in the case of a fire and the need for emergency vehicle access.

Based on the stated reasons, Ms. Parker requested that The Forest Meadow roads be plowed open and maintained year round.

Bob Burdette asked Ms. Parker about the proposed loop she had referenced. Ms. Parker stated that at the top of Arapaho the road either bends to the left and continues as Arapaho, or it goes to the right and becomes Valley View. Several people believe it would be easier to go to the left on Arapaho and then connect to Forest Meadow. Personally, she was unsure which route would be

easier and preferred to leave that decision to those with better understanding.

In discussing possible routes, Scot Erickson pointed out that the Grand View/Forest Meadows corner is a blind corner that is steep and slippery. He noted that both areas were reviewed. However, opening up Arapaho to Forest Meadows would open up a road that people already pay for. He pointed out that they were only asking for a guaranteed loop in the Ranch.

Mr. Erickson stated that because of the wind, coming up Valley View is very difficult. He used to plow that himself as part of a plow group and two hours later the wind had drifted two feet of snow back on to the road. Ms. Parker pointed out that it was a fallacy to think people could snowmobile over. Mr Erickson recommended Arapaho straight through as the best loop.

Mr. Erickson stated that there were other issues they could raise as far as equitability and loops. At one point Axel Grabowski, the first person to plow on the Ranch, had a truck and he would plow all the way up Tollgate Canyon, past the gravel pit, down Arapaho and down Pine Meadows to where Pine Meadows and Forest Meadows join. He would then plow all the way back up Forest Meadows and back out. That provided a loop all the way back and gave two ways out of Pine Meadow Ranch. He realized this was a big undertaking, but as the Ranch grows they need to look at scenarios for access, equitability and emergency safety.

Mr. Foster preferred to hold further discussion until the Board worked through their agenda. He invited Blaine and Honey Parker and Angie Erickson to stay if they were interested in hearing their discussion.

ECC Plan Review

FM-D-125-B, Rigby

Scott Clausen reported that he spoke with a contractor about the Whisper Creek prefab logs in the parking lot. They want to go with a forest green roof and natural cedar log siding. He had sent an email to the Board asking for approval for them to start. He asked if the dues had been paid. Carol Steedman clarified that it was Diana Rigby, Lot FMD-125-B, and she had paid her dues.

Mr. Foster was comfortable with approving construction if the dues and fees were paid.

PI-52, Janusz

Mr. Foster wanted to check on the progress with Marla Janusz, PI-52. She already has a water connection and he did not want to lose track of the situation. Mr. Ramjoue stated that he emailed her last week and committed to getting together this week. Mr. Foster encouraged the Board to stay on top of the matter because they have lost their leverage, due to the existing water

connection.

Carol pointed out that Ms. Janusz did not have a water letter; therefore, the Board did have leverage. A water letter would have been issued years ago when the water connection was put in, but that was a different owner. Mr. Foster believed that the water letter expires with the County after six months if nothing is done.

PI-E-31, Watkins

Mr. Foster stated that Kim and Russ Watkins, PI-E-31, had attended the last meeting requesting that their \$5,000 impact be refunded because their plans to build were postponed due to financial reasons. After doing some investigation, Mr. Foster found that the plan approval, building permit and water letter were invalid with Summit County. He felt the Board was in a position to refund their impact fee with the stipulation that Watkins' would be subject to the current construction impact fee when they re-submit their building plans.

SS-144-A, Brown

Scot Erickson stated that he had seen Matthew Brown's certificate of occupancy and he did meet the road restriction requirements. Therefore, Mr. Brown was entitled to a refund. Mr. Burdette argued that there was no possible way Mr. Brown could have met the road requirements because he built all winter long. He had trackhoes in and out. Mr. Erickson understood that all the materials for the job were brought in before the deadline. He thought the trackhoes were already on site. Mr. Erickson stated that he did not see any road damage when he visited the site.

Mr. Foster stated that Mr. Brown had communicated with him in the Fall asking about the deadline. In early Spring he asked if he could bring a dumpster to the site. Mr. Foster told him he could not bring in a dumpster if he expected a rebate on his impact fee. Mr. Brown had the dumpster dropped at the parking lot at the bottom. Mr. Foster stated that he did see a contractor's truck running back and forth during the winter. Mr. Burdette noted that the contractor's truck was loaded with materials and he had photographed it in November. It was a two-ton flatbed truck.

Mr. Erickson understood that the road restriction was for heavy equipment, dump trucks, cement trucks, etc. He pointed out that people drive two-ton dually trucks every day on the Ranch. Mr. Erickson understood that Mr. Burdette has issues with the color of the house and he is impacted because it is right across the street; however, those issues should not affect the road impact fee. Mr. Burdette agreed that the issues he has with Mr. Brown's house should not affect the road impact fee. His issue is that they sidestepped for this owner all the rules they enforce for all other owners to go through in order to build on the Ranch. Mr. Erickson agreed that Mr. Brown had skirted the process. He felt it was unfortunate that the Board did not have the necessary steps in place at that time regarding colors.

Mr. Foster suggested that the Board delay reimbursing Mr. Brown's impact fee until Mr. Burdette could produce the photographs he had taken. Mr. Erickson stated that if Mr. Brown violated the road regulations he would be happy to deny reimbursement.

Carol reminded Mr. Foster that the procedure is to have the property owner request a refund in writing so it can be documented and discussed. Mr. Erickson would ask Mr. Brown to submit a written request.

PI-59, Smith

Mr. Clausen asked for an update on the purple cabin by George. Mr. Ramjoue was unsure if the owner had an agreement because he was not on the Board at that time. He believed the approvals were issued a year before he got on the Board. Mr. Foster asked for Mr. Ramjoue's lot number. He replied that it was A-62. The lot in question is Ken Smith, A-59. Mr. Ramjoue was unsure who the area rep was when the approvals were issued and noted that he was never given a file or any documentation. Mr. Foster asked Mr. Ramjoue to introduce himself to the property owner and ask to see his copy of the agreement.

Water Board Update

Mr. Foster noted that he and Dan Heath had attended the Water Board meeting, since no one else was available to volunteer.

Mr. Foster stated that the contract for the garage was signed and filed away and the agreement remained the same as previously discussed.

Uncle Tom's Well

Mr. Foster believed everyone had received a card in the mail about filling their water tanks. He noted that some people have been confused as to what that meant. He clarified that they were expecting a water outage on the Ranch. Mr. Foster reported that at the end of this month the Water Company is planning to take down Uncle Tom's well, which is the primary water source on the Ranch. The main storage tanks will be full before that happens and Uncle Tom's will be down for approximately one month while the well is cleaned. The flow rate on that well has trickled to less than a quarter of its original production and the hope is that scrubbing the well will restore the flow closer to its original flow.

Mr. Clausen asked if this was posted on the website. Mr. Foster replied that he would ask Brody Blonquist to write something so they could inform everyone of the situation and post it on the website. Mr. Burdette felt it was unfortunate that this had to happen the same time the rate for water increased. Mr. Heath and Mr. Foster explained that this was a good time because they are not in the fire season and the tanks are full from the winter. The use at the moment is fairly low

and the well cannot be accessed during the winter. Another reason is that the low interest federal loan money is still available for improvements to the water system.

Water Letter Issues

Mr. Foster stated that since his time on the Board, he always understood that there was an agreement between the Owner's Association and the Water Company that the water company would withhold a water letter until the HOA Board had an opportunity to approve the building plans per their CC&R's. It was a safety net to ensure that the Ranch owner would come to the Board with their plans. Mr. Foster stated that after talking to the Water Board, the process is less safe than they thought. Because the Water Company is a completely separate entity and a private non-profit company, they cannot withhold a water letter solely at the request of the HOA. As a quietly maintained courtesy, the Water Company tries to stall on the issuance of a water letter. Due to strong legal arguments, the Water Company has been advised not to withhold a water letter. Mr. Foster stated that Eric Cylvick, President of the Water Board, is willing to work with the HOA if they can find a way to do it legally.

Mr. Foster asked if the Board wanted to brainstorm the matter this evening. Mr. Burdette suggested that the Water Company increase the water connection fee and put that increase amount back on the roads in aggregate. Mr. Foster was unsure how that would encourage an applicant to come to the HOA Board for a plan review process. Mr. Burdette was not convinced that the HOA had a plan review process. If an owner obtains a water letter from the Water Company and a building permit from the County, they can build whatever they want and the HOA Board has no recourse to enforce anything. Dan Heath agreed and asked the Board to keep in mind that they are in the twenty year period when they can amend the CC&R's.

Mr. Foster stated that Ted Barnes with Clyde, Snow and Sessions, would attend the next meeting to advise the Board on what they can do. After talking with Mr. Barnes, Mr. Foster found that the CC&R process is more complicated. The Board will hold an executive session at the next meeting to talk about the legalities of the CC&R's, the bylaws, and the Articles of Incorporation. Mr. Foster remarked that for practical purposes, they should not consider changing the CC&R's as a viable option. Mr. Foster felt that the planning review process was still viable and could be completed. Mr. Barnes would address the plan review at the next meeting.

Mr. Clausen suggested charging an owner an additional \$5,000 if they do not come to the Board for plan approval prior to building. Mr. Foster remarked that levying a fine is something they would probably do anyway. Mr. Foster stated that the water letter has always worked because the Water Company has been helpful in allowing that as much as possible; but it cannot be a guaranteed practice. He pointed out that people have taken legal action against the Water Company for trying to withhold a water letter.

Duane Yamashiro entered the meeting.

Ranch Manager's Report

Jody Robinson stated that the crack sealing would start on June 11th on Tollgate Canyon Road. Mag water will follow on June 23rd for the Ranch, doing the same roads as last year and adding a few extra. It will be mostly hills and main arteries. Mr. Foster reported that he had told Jody not to waste mag water in areas where there were no houses. Jody stated that the cost of the mag water was \$9250 and that price did not include tax, a roller and a water truck.

Jody stated that he sprayed for weeds and grading. He put in a french drain on Pine Meadow Drive.

Jody reported that they purchased the dump truck that the Board approved at the last meeting. Mr. Foster stated that the cost for he and Jody to go to Denver was \$1500; however, they were able to negotiate the price and reduced the cost of the truck by \$3,000. He commented on modifications and small repairs they had done before bringing the truck back. Jody noted that the snow plow was included with the truck. The truck has 24,000 miles. Mr. Foster remarked that they would purchase logos for the truck doors so people would know that it is a Ranch truck. Jody stated that they would need to purchase a sander stand if they purchase a sander for the truck. He estimated that cost to be \$300. Jody will build the stand and borrow a welder from the Water Company.

Ranch Projects

Mr. Foster referred to a project list from last season. He noted that Bruce Hutchinson was the only Board member who had given him a list of projects for this year. Mr. Foster itemized the priorities that he and Jody recently discussed. One is the stretch of Bull Moose that is a mud trough with banks on either side. They believed this was the worst piece of road on the Ranch. The Board concurred. Jody estimated that the cost would be \$7,000 in 3" minus in order to do a 6" resurface over that section of road. Mr. Foster asked about the disposable money in the Ranch budget for this year. Mr. Burdette stated that they have \$20,000 that can be used to for aggregate purchases. He noted that \$30,000 is budgeted for equipment purchases. Money was also budgeted for asphalt repair. Mr. Foster asked if mag water was budgeted as a separate line item. Mr. Burdette answered no. Mr. Burdette stated that he budgeted heavy for diesel fuel because he was working off of a previous year budget. He believed they would have approximately \$10,000 from the money budgeted for diesel fuel that could be used for mag water. Due to the condition of Bull Moose, Mr. Foster recommended that they authorize the budget to do that work, knowing that the budget would be adjusted for asphalt repair, aggregate and diesel. The Board should re-evaluate the budget next month before making any decisions.

Mr. Burdette wanted to know what would happen if they did not do mag water and instead put that \$16,000 into aggregate. He asked about adding a water tank to the new truck and dump water on the roads every few weeks. Mr. Foster stated that it would need to be watered daily in order to accomplish the same results as a mag chloride treatment. Mr. Foster believed it has been a tradition to do something that would maintain the roads for a longer period during the summer. Mr. Erickson stated that if they do not mag water they would have a nice road for about three days before it gets washboarded. Mr. Yamashiro felt mag watering was important to keep the dust out of the air, especially during a dry summer. Mr. Erickson thought roads like Tollgate Canyon, Arapahoe and the stake properties need to be done. Mr. Foster pointed out that part of the stake properties contribution is the assumption of mag water. The suggestion was made to mix a lighter solution to save money. Mr. Foster suggested that instead of diluting the chemical they could try to cover more ground with what they have.

Mr. Foster believed they could shave the mag water budget, but the roller budget and the water truck budget would be fixed. He was open to discussing the mag water budget if the Board Members were interested. Mr. Ramjoue felt they should do it right and follow the manufacturers specifications. Mr. Clausen noted that there is a residual every year and it may be possible to spread it lighter since it has been done the past several years. Mr. Foster asked if anyone was actually proposing to change the mag water plan. Mr. Erickson realized they were trying to save money with mag but he believed Jody Robinson was already saving money. He recalled times when Jim Wilson was doing the mag watering and the cost was over \$25,000. He did not think they should change the process.

Mr. Foster asked if anyone was making a motion to change the mag water plan from what they currently have, which is \$9250 in mag water plus tax and roller and water truck as needed. Mr. Burdette remarked that the idea had been discussed but there did not appear to be a motion to make a change.

Old Business

CC & R's

Mr. Foster asked if Mr. Ramjoue was prepared to discuss the architectural design guidelines. Mr. Ramjoue stated that he tried to find the original documents. When he communicated with Scott Boyle on April 27th, Mr. Boyle thought he had the documents at his house and offered to look for them. Mr. Ramjoue had not heard from Mr. Boyle but reminded him in an email that he was going to look for the documents.

Mr. Foster reiterated that he has had conversations with Ted Barnes and the topics of discussion related to architectural guidelines and whether there was ever a rules and regulations document or whether the Board could create one that would have any validity. Another topic he discussed

with Mr. Barnes was the question of reviewing the CC&R's and possibly bringing them up-to-date. 2010 is the deadline year specified for amendments to occur. Mr. Foster found that the process is more convoluted and difficult than he understood from reading the CC&R's. It involves factors of history, the dissolution of the SSD, the original merging of the Forest Meadow Ranch and Pine Meadow Ranch and other issues that he never anticipated. Due to the history of lawsuits, some of the information needs to be addressed in executive session.

The suggestion was made to invite Scott Boyle to attend the next meeting to provide background information. Other Board members preferred to hear the information from Ted Barnes and not involve Mr. Boyle. Mr. Foster noted that Ted Barnes was the attorney when the County dissolved the SSD and created the Pine Meadow Ranch Owners Association. He felt that Mr. Barnes had more institutional knowledge than anyone.

In the event that Mr. Barnes advised them to move forward, Mr. Foster asked the Board members to consider what the architectural guidelines should look like for Pine Meadow and Forest Meadow Ranch. He requested that the Board to be prepared with specifics rather than vague ideas.

HOA Water Board Representative

Mr. Foster noted that the HOA still needed a representative to the Pine Meadow Mutual Water Company. He felt it was important for an HOA representative to attend Water Company Board meetings because it is a sister organization. Carol pointed out that the Water Company has decided to meet once a month on the second Thursday, rather than twice a month. She asked if it would be easier for an HOA representative to attend if the Water Board changed their meetings to the third Thursday of the month. Mr. Burdette stated that he would not be available to attend those meeting until October. In the absence of any volunteers, Mr. Foster stated that he would continue to attend the Water Company Board meetings until another Board member is available.

New Business

Mr. Foster noted that the HOA Board meetings would be held at the Ranch office in June, July, August and September.

Pine Meadows Emergency Loop for 2009-2010.

Honey Parker referred to an earlier discussion about plowing a loop from Tollgate down to Forest Meadows to provide two ways in and out during the winter. The reasons were winter access convenience, equitability and safety.

Mr. Foster recalled that the Board had discussed this matter during a meeting last Fall and there was general consensus that it was a good idea. The issue was how to get it done and the Board

had requested a cost estimate for keeping the road open. Mr. Foster stated that the Ranch does not have equipment or manpower to maintain that connection with their present setup. He was not opposed to considering other arrangements for revenue streams that would allow adding people or equipment to the system. However, the most direct way to solve the problem was for someone to volunteer to keep the road open and to provide a cost range. At that point, the Board could consider the options and possibly say yes.

Ms. Parker asked if Mr. Foster was suggesting that Forest Meadow residents need to find a dedicated plower who was willing to keep that side open. Mr. Foster clarified that he was not saying they need to, but it would be the most direct approach. He recalled that last year the Board had mentioned Jack because he has the knowledge and the equipment to keep the Valley View side open. Ms. Parker agreed that Jack would be a good person to ask about cost estimates and manpower.

Mr. Erickson stated that he could get the numbers from the plow fund because it was separated out. He pointed out that it was a heavy year and the numbers may not be typical. Mr. Foster felt it was best to estimate on a heavy year. Ms. Parker noted that the plow fund would only have numbers for plowing the connector and not a full loop. Mr. Erickson believed that the Forest Meadows owners want to be assured that the full loop would be plowed.

Ms. Parker pointed out that Jack has a machine but he is rarely there and someone else would have to man it. Mr. Heath remarked that the Forest Meadow homeowners have maintained the road for seven years and last year decided that it was enough. The Board keeps talking about an emergency exit and it is now time to act. The Forest Meadow homeowners are through subsidizing it.

Mr. Burdette agreed that those living on the Ranch have carried a heavy burden to maintain some of the roads on their own, when other roads have been plowed by the HOA. Mr. Heath felt that was the equitable issue. Mr. Erickson understood that the Forest Meadow owners were willing to pay the Ranch for plowing the loop. Equipment is the biggest issue because they would need a tractor with a blower.

Mr. Foster understood and agreed with the request, but he was unsure how they could achieve what they want. Ms. Parker felt the Board had identified some of the issues for the property owners to evaluate to find a practical solution. Mr. Heath stated that Sam, a gentleman who lives at the bottom of the area, has a tractor larger than Jack's and he has offered to keep the loop plowed for the going rate. He lives off the Ranch in the barn house. Mr. Erickson noted that logistically you need to start above and come down because it is nearly impossible to start below and work up. They would need to ask Sam if he was willing to leave his tractor at the top and to discuss an hourly rate.

Mr. Foster asked the Board for their thoughts on maintaining a connection between the Forest Meadow side and the Pine Meadow side. Mr. Heath and Mr. Erickson believed it was a safety issue and it needs to be done. Mr. Burdette was opposed to having the HOA plow more roads. He was not opposed to changing the road that is currently plowed. Mr. Burdette could see the inequity of someone who lives along Tollgate Canyon Road up to Bobcat Springs or across Arapahoe to the parking lot receiving a huge benefit that other Ranch owners do not have. He explained that this was originally done to provide a parking place so those who wanted to access their property would have a place to park. Mr. Burdette noted that a compromise was reached years ago to plow one road to the gravel pit. He lives a long way from the gravel pit and has had to accept that it is a long snowmobile ride to his place.

Mr. Ramjoue believed the Board needed to look at finding the best possible route with the best possible roads for plowing. He suggested that they get cost estimates and discuss an equitable way to pay for it. Mr. Erickson offered to come back at another meeting with cost estimates. Mr. Foster felt they should discuss a variety of proposals. Ms. Parker stated that they would come back with a proposal as comprehensive as possible.

Mr. Erickson commented on the efficiency of Jody being the only person who plows Tollgate Canyon. If another person was slated to come all the way through the Ranch, it would be less expensive than having several plowers overlap.

Jen Kanzler supported the request because it is a safety issue. Mr. Clausen stated that most people do not benefit from plowing in the winter, which is disproportionate and unfair. However, when they plow in the winter it is no longer safe and it changes the recreation atmosphere. Mr. Kanzler believed they could address the safety issue for Forest Meadow and still have plenty of recreation area. Mr. Foster felt Ms. Parker and the Board had presented many issues for consideration and suggested that they continue the discussion at the July meeting.

Monthly Budget Review

Mr. Burdette presented bills for payment in the amount of \$17,282. There was sufficient cash in the checking account to pay the bills.

Mr. Foster noted that Carol has been authorized update the Website. If something needs to be posted and Mr. Foster is unavailable, the Board members can call Carol.

Mr. Burdette noted that the \$5,000 reimbursement to the Watkins' for their impact fee was included in the \$17,282.16 total.

MOTION: Mr. Burdette made a motion to pay all the bills in the total amount of \$17,282.16.

Duane Yamashiro seconded the motion.

VOTE: The motion passed unanimously.

New business continued

Unbuildable lots

Dan Heath passed out a map with Lot PI-23-A highlighted. He indicated the reference SSBDY15-1 above and SSBDY15-1 below. Mr. Heath stated that Pine Meadow Ranch owns SSBDY15-1 and years ago that included PI-23A. It was one long weird looking lot. Mr. Heath explained that at one time Pine Meadow gave someone a portion out of the middle of that lot as a means of appeasement. Because it was not done correctly, the County declared SSBDY15-1 unbuildable and it is not a lot of record. Mr. Heath noted that the land is worth something to PI-18, 143A, 24 or 25 if they want to expand their lot. When this piece of land was given away, the owner later sold it to someone else who built on it. Because it was unbuildable, that person also built on Lot PI-23 and called it a guest house and the County approved. That left Pine Meadow in a bad position. PI-23 pays road taxes and separate water. PI-23A is hooked up to PI-23's water, and the Water Company lost the connection fee. He asked Carol if the HOA was getting road dues from PI-23A. Mr. Heath noted that the Homeowners were left with a worthless lot that they pay \$800 per year in taxes.

Mr. Heath stated that he recently listed PI-17 and PI-43 for sale, which are buildable lots. The owner of PI-23 cannot do anything with his lot and the County will not let him expand it. He believed the owner of PI-23 has more to gain than anyone on the Ranch by purchasing an adjacent lot. He noted that the property is landlocked and has no value to the Ranch.

Mr. Foster was interested in discussing the issue with Ted Barnes at the next meeting, particularly since Mr. Barnes knows the history of the Ranch.

Area Representative Issues

Area 2

Mr. Clausen reported on a low fire hydrant on Valley View. Mr. Foster recalled that the Water Company installed a few short hydrants last year. Apparently you can unbolt the head and add an extension, but that was not done.

Architectural enforcement

Mr. Foster referred to the architectural guidelines and noted that the County aids some HOA's in enforcement of their architectural review process. As an example, for Park City, the County will not issue a permit unless the owner has a letter from their HOA. Mr. Ramjouw wanted to know

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why the County would do it for some HOA's and not for others. Mr. Foster asked Mr. Ramjone to follow up with the County on his question. The Board believed this could solve many of their problems.

Area 7

Mr. Burdette reported on a call he received from a landowner regarding noisy motorcycles coming from Tom LeCheminant, Lot D29, who lives at the end of Beaver Circle. Mr. Foster stated that he also received a phone call and Tom has been a repeat offender. Mr. LeCheminant has been warned several times but this is the first time he was actually sent a letter of non-compliance without a fine. Mr. Foster drafted the letter and Carol mailed it. Amy Jackson was copied since she is the area representative.

Employee Benefits

Jody Robinson reported that he had purchased dental insurance last month and asked if the Board would consider helping him with 80% of the cost of his dental premiums. The total premium is \$106 per month. Mr. Foster stated that the Board was not prepared to make a decision but they would discuss it at a later meeting.

The meeting of the Pine Meadow Ranch Owners Association adjourned at 8:22 p.m.
