

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
PINE MEADOW RANCH
JUNE 28, 2011

In Attendance: Hutch Foster, Dan Heath, Bob Burdette, Suzanne Larsen, Alan Powell (Area 3) Scot Erickson (Area 1),

Jeff Hubbard (Area 2), Tom Deaver (Area 4), Bruce Hutchinson (Area 5), Amy Jackson (Area 7), Mike Gonzales (Area 6) were excused.

Ex Officio: Jody Robinson

Guest: Peter Tilton, Lot FM-C-83; Ken Smith, Lot PI-59; Eric Cylvick, Lot PI-E-51

Hutch Foster called the meeting to order at 6:40 p.m.

Approval of Minutes

May 24, 2011

MOTION: Bob Burdette moved to APPROVE the minutes of May 24, 2011 as written. Dan Heath seconded the motion.

VOTE: The motion passed. Alan Powell and Scot Erickson abstained since they had not attended that meeting.

Open Forum

Ken Smith, Lot PI-59, stated that he was in attendance to formalize emergency medical response for the entire Tollgate Canyon area. The Church camps are being used more than in past years and there are more people in the area. Mr. Smith stated that at best the wait time for an ambulance is 30 minutes or longer. He proposed that the property owners would be the volunteers. Mr. Smith offered to work on a framework for the process. In addition, the ambulance service was in agreement and encouraged it because they are uncomfortable with the response time in an emergency situation.

Suzanne asked if Mr. Smith was proposing a CERT team. Mr. Smith clarified that it would go beyond a CERT team. The volunteer would need a minimum of Utah State First Responder Training to be recognized by the State. Once they have State recognition they can get Summit County on board to put them in dispatch. A new system would allow them to be dispatched from cell phones. Mr. Smith pointed out that the cost would be minimal for everyone concerned. The greatest expense would be \$4,000 for radios to speak with dispatch and the ambulance service. As a recognized EMS Agency within Summit County, they would have the ability to directly call in helicopters.

Mr. Smith provided the Board members with copies of a quick synopsis the plan. He noted that Hennifer, Coalville and Wanship are all served by volunteers in the community. They provide ambulance coverage 365 days/24 hours per day with 22 people. He assumed Pine Meadow could do the same with similar numbers. Mr. Smith suggested the possibility of recruiting part-timer owners to volunteer on weekends.

Mr. Smith would solicit the Board's help in terms of communicating with the owners and possibly physical facilities to store medical gear. His intent would be for this plan to eventually become a unit of North Summit Fire. Mr. Foster asked if Mr. Smith was thinking medical only or a medical and fire unit. Mr. Smith replied that it would only be medical response to start. He had already heard political objections to fire response. However, once the medical unit is operating and there is a level of commitment, he could then approach the fire district.

Mr. Burdette believed this plan was beyond the scope of the Owners Association. The Owner's Association has two main functions; one is to maintain the roads and the second is to enforce the CC&Rs. Nowhere in that framework could he see the medical response function. Mr. Burdette suggested that the medical unit may need to be an entity of its own. Mr. Smith clarified that he was only asking for support from the Owners Association.

Mr. Burdette suggested that Mr. Smith put a link on the website with the information so the owners could respond. Mr. Foster offered to set up a separate category on medical response plans for Tollgate.

Mr. Erickson felt the camps should be aware that someone nearby would respond. Otherwise, they may put someone in a car and drive them to medical care, assuming that was the fastest option. Mr. Smith reiterated his intent to inform everyone once the medical unit is operational.

Mr. Hutch favored the medical response plan proposed. He and others have been trying to do something for several years, but they keep encountering obstacles.

Environmental Control Committee Plan Review

Eric Cylvick – Lot PI-E-51

Due to the absence of Mike Gonzales, Alan Powell offered to act as Mr. Cylvick's area rep.

Eric Cylvick presented the house that he built in 1997. He would like to add a three-bay

garage. The garage has a slight slope to drain the water with a membrane on top. He eventually plans to add an addition on top that would attach to the house. His immediate need was for a garage. Mr. Cylvick reviewed his plans, showing the setbacks and the property line. He had already obtained a building permit. Mr. Cylvick pointed out that eventually a stairwell would come up the back and into the addition. The driveway stays the same and comes out in front of the house. He had not yet determined whether there would be a handrail. He has two small children and he is unsure if he wants them playing on top. He would make a decision on the handrail once the garage is built.

Mr. Cylvick noted that he drew the plans with natural rock veneer. If he does not do rock, the material would be rusted corrugated metal or a cedar to match the existing house.

Mr. Burdette wanted to know the percentage of corrugated metal if Mr. Cylvick chose that option. Mr. Cylvick noted that the doors would be wood. The metal would be in the same areas shown as rock on the plans. The front would be framed in, but then it would step down into a concrete foundation. Mr. Cylvick preferred metal because of the harsh winters and how it looks in other locations. He stated that the top would be cedar rough-sawn like the house.

Mr. Burdette stated that the Board previously talked about corrugated metal as an accent material, but not as the main siding. Mr. Cylvick explained that it would not be the main siding. The metal would cover the concrete from the deck down. When he does the addition, the main siding would be wood.

Mr. Foster remarked that if the amount of rock shown was replaced with the same amount of metal, it would exceed the 10% specified in the architectural guidelines. He would have to work the numbers to see if it complies with the guidelines. Mr. Cylvick was not opposed to leaving it as exposed concrete.

Mr. Burdette clarified that the Board should only approve the garage. Therefore, they should only be concerned with whether this phase as proposed meets the architectural guidelines. If an addition is proposed in the future, the Board would evaluate that phase as a separate issue.

Mr. Foster stated that in his opinion, it would be evaluated as a percentage of the entire structure and not the addition. Mr. Burdette agreed that if the entire house was to be built today, they would be looking at the steel siding as a percentage of the entire structure.

Mr. Heath agreed that the garage would be judged differently if it were a separate structure. Since it is attached, it should be considered a percentage of the entire structure. Mr. Cylvick had attached the elevations to show that the back is limited to exposed concrete. The drawing showing the rock veneer on the existing house was inaccurate. The house is cedar and that would remain. He pointed out that the drawings included the addition over the garage, which he would not do this year.

Mr. Cylvick stated that he wrote a check for \$2880 based on 1440 square feet.

Mr. Burdette asked if the future addition would be within the maximum height guideline of 32 feet. Mr. Cylvick explained that the plans were master planned and originally drawn as a single unit. He took the top off so he could build the garage this year. Mr. Cylvick noted that the proposed addition height was less than 32 feet.

Mr. Burdette asked about the color of the membrane. Mr. Cylvick replied that would be black.

Pete Tilton, Lot FM-C-83

Mr. Tilton had printed the appropriate documents from the website. He also had a County aerial photo of the lot. Mr. Tilton stated that he was building a three car garage. The siding would match the current house, which is board and batten wood. The roof is metal brown. Mr. Tilton indicated that the house has reclaimed rusted metal four feet off the ground for snow, and that was planned for the garage as well. Mr. Tilton presented a 3-D sketch of the garage. He reviewed elevations showing that the garage would go alongside his existing house. He noted that it meets the County setback. The proposed garage would be in the same location where he currently parks his cars. He indicated floor space above the garage.

Mr. Tilton stated that the floor space would be attic/storage space for now, but it could be modified in the future. The bottom of the building would be plumbed for a dog wash and utility sink in the garage and it would be connected to the septic system. The garage would not be heated, but it would be insulated.

Mr. Burdette thought the plans were for more than a barn. The impact fee is different for a building with utilities and potential living space versus an outbuilding. Mr. Tilton reiterated that for immediate use he was building it as storage. Mr. Foster concurred with Mr. Burdette. If the space is plumbed, insulated and has potential to be more than a shed, it probably falls under the \$2.00 per square foot impact fee.

Mr. Foster had no issues with the design, materials or colors. Mr. Foster informed Mr.

Tilton that the impact fee would need to be paid prior to pulling a building permit. Mr. Tilton asked if he could flatten dirt without a building permit. Mr. Foster believed he could flatten the lot without a building permit, however, the County would require a grading permit.

Scot Erickson was the area rep. and he would continue to work with Mr. Tilton when he was ready to move forward.

Water Board Update

Mr. Foster provided an update of the Water Board meeting. He assumed everyone was on the notification list and knew that water to Pine Meadow Drive was scheduled to be shut off the next day. The Water Company would begin fixing known leaks, but they were still looking for the major leak in that section of the road. With so much spring water coming up everywhere, they are having a hard time isolating leaks. Typically they can find wet spots and test for chlorine, but they have not found chlorine in any water coming to the surface. That leaves questions as to whether the water is running underground or following the pipe and daylighting somewhere. Mr. Burdette suggested the possibility that due to the amount of ground water the chlorine is diluted.

Mr. Foster reported that the Water Company has been installing isolation valves all the way down Pine Meadow Drive every few days. There is still a mile of road that is losing a lot of water and they do not know where it is.

Mr. Foster noted that the loan process is proceeding forward. Preliminarily the Water Company has been approved by the DDW to borrow another \$3 million. The old loan would roll into the new loan at a lower interest rate. Mr. Foster explained that if the Water Company borrows another \$3 million, the immediate increased debt would be approximately \$7.00 per month per shareholder. Mr. Burdette understood that the term of the loan would extend from 20 years to 30 years. Mr. Foster stated that the loan would double the borrowed amount, extend the term an additional ten years, and add \$7.00 per month to every shareholder. Mr. Burdette pointed out that \$7.00 per month was slightly misleading because of the ten year extension.

Ms. Larson asked if the Water Company would make concessions for people who have never had water. Mr. Foster did not think there would be concessions. The reason for the additional \$3 million loan was to do four major projects. One project is to develop the well in Tollgate Canyon, which appears to flow over 200 gallons per minute. That well would produce ten times the current source and should be adequate for build-out. The second project is to look at developing a well at Aspen Ridge. The third project is to dig up all of Pine Meadow Drive and separate the Uncle Tom's source pump line

from the supply line to the Ranch. If there was a problem with the Ranch's water supply, they would not lose the source as well. The fourth project would be to put in a bypass line from lower Aspen Ridge that would loop off the Ranch through a couple of SSD properties and hit I-Plat in the top corner, bringing a new supply line into I-Plat. The water Company is gathering easements through those properties and everything appears to be falling into place to do that project. If the loan is approved the project would be done this summer.

Mr. Foster clarified that the Water Company cannot do any of the projects mentioned unless they borrow the money. The two projects for this year would be I-Plat and Pine Meadow Drive. The development of new sources would not occur this summer.

Mr. Foster pointed out that Pine Meadow Drive is a long established relatively compacted gravel road. If the Water Company is able to do the Pine Meadow Road project, they would be responsible for providing materials to resurface the road. Mr. Burdette suggested that the Ranch signed agreement with the Water Company before the project begins. Mr. Foster stated that the Pine Meadow Road project would be subcontracted and not done by the Water Company. Re-establishing the road at its full width before it was destroyed by leaks and getting the creek bed back to where it belongs would be part of the finished project.

Ranch Manager's Report

Projects

Jody Robinson asked if the Board had made a decision on mag water. Mr. Burdette stated that the Board purposely left the subject open at the last meeting. Mr. Burdette asked if the Ranch has an agreement with the LDS Church properties of mag watering their main route. Mr. Foster replied that there is not a specific agreement about what route would be mag watered. However, in negotiations with the Church properties, since they are only summer users, the application of mag chloride was a selling point for bringing their donation up to match what the owners contribute. Mr. Foster stated that considering the Pine Meadow Drive project, he thought it would be ludicrous to put \$5,000 worth of water on Pine Meadow Drive this season.

Mr. Burdette outlined typical and anticipated expenses that would be paid from the remaining 2011 income. After paying those expenses, he believed they could afford to spend \$25,000 in asphalt, \$35,000 in aggregates, and \$15,000 in mag water at a total of approximately \$75,000.

Jody pointed out that the large culvert would be the greatest expense. Mr. Foster

expected the cost would be close to the aggregate budget. Jody remarked that the culvert was a necessary project that could not be delayed.

Mr. Burdette stated that the Board has been working hard for many years to make the Owners Association financially solid. There is a \$70,000 reserve emergency fund that could be drawn on if necessary. He noted that currently there was \$50,000 in the equipment replacement fund. Mr. Burdette stated that \$20,000 could be taken from the equipment replacement fund in order to do both the culvert at the bottom and the roads this summer.

Mr. Foster believed that a permanent replacement of the culvert at the bottom was a requirement and not an option. Jody agreed. Mr. Foster noted that they have Summit County's attention and they are willing to help with the installation. Mr. Foster stated that Summit County has talked about a six foot concrete culvert and that would extend out 40 or 50 feet upstream. It would be installed in two separate sections and in the end provide a much wider entrance road without a hairpin turn.

Mr. Foster stated that he and Jody had discussed backfilling the extreme wash out areas along Tollgate. He assumed the better aggregate would be a large crushed stone that stays in place, or a cobble. The problem with cobble is that it tends to roll and plug the culverts. Mr. Foster suggested a 4"+ fractured rock.

Mr. Foster had suggested to Jody that they purchase large gauge rebar and weld a few grates to place over the culverts to prevent clogging with boulders and stumps.

Mr. Foster thought the residents on Forest Meadow would be happy to have mag chloride because that road is used a lot. Traditionally the application stopped before Arapahoe and that was a major complaint. Mr. Burdette asked if one loop through the Ranch would be half of what was done in the past. Jody replied that it was about the same. Mr. Burdette preferred to spend \$15,000 for asphalt repairs on Tollgate rather than mag water. The justification to the owners would be easy because they just came out of an extremely wet Spring and Winter, which caused significant damage.

Mr. Erickson stated that Tollgate is technically not on the Ranch. He believed the Ranch owners want the Board to maintain the Ranch roads. Mr. Erickson disagreed with spending money that was intended for Ranch roads onto the entrance road. Mr. Foster preferred to address both issues by continuing with maintenance inside the Ranch and still do a limited amount of repair on lower Tollgate Canyon. The bulk of the aggregate budget would be spent on fractured rock on Tollgate Canyon. They cannot ignore that repair because the road would be lost completely with another snowy winter.

Mr. Heath felt they should keep an open mind about the contingency fund. Mr. Foster remarked that only a few roads on the Ranch needed surfacing. Overall, the roads are in better shape than most years.

MOTION: Scot Erickson made a motion to do a single loop around the Ranch with mag chloride this year. Suzanne Larson seconded the motion.

Jody Robinson noted that the mag water application was scheduled for July 19th.

VOTE: The motion passed 4-2. Hutch Foster, Alan Powell, Suzanne Larson, and Scot Erickson voted in favor of the motion. Bob Burdette and Dan Heath voted against the motion.

Mr. Heath suggested that they extend the mag water application on Forest Meadow to the back of the Church camps. Mr. Foster noted that there were very few cabins on that stretch of Forest Meadows. Mr. Heath clarified that his suggestion was not to benefit people on Forest Meadow. The intent was to keep the dust down in the area where there would be digging. Mr. Burdette clarified that mag water would be applied along Arapahoe and continue all the way to Forest Meadow and then left down Pine Meadow.

Jody had safety concerns about the last section of Forest Meadow because the road is so narrow and steep at that point. Mr. Foster agreed that his concern should be considered.

Mr. Foster summarized that the culvert would be done this summer and they may need to draw from the contingency fund for that project. It is evident that the Tollgate roads will need repair and Jody would have an aggregate budget for those roads.

Mr. Foster noted that Jody had been extensively spraying the thistle for several days. He believed they had started earlier and were more aggressive than in past years. Jody would provide the tank and chemical to any volunteers willing to help spray weeds.

Mr. Foster requested a creative volunteer for a sign painting project.

Anticipate Projects

Mr. Foster asked Mr. Powell to look into obtaining a chipper on the Ranch this year and to provide a status on funding. Mr. Powell noted that the Fire District was still looking for additional volunteer hours. Mr. Foster had hours to report. Mr. Powell would verify that the Ranch was on the list for the chipper.

Seasonal Laborer

Jody requested the ability to hire a part-time laborer to help with projects. Mr. Foster noted that the idea of hiring a high school or college student to help during the summer has been considered in the past. That person could set signs, rake rocks, drive the roller, etc. It would probably be someone that Jody knows and trusts to be reliable.

Mr. Burdette stated that once someone is hired as an employee, the Owners Association is required to withhold payroll taxes and pay Worker's Compensation Insurance. In addition, they would fall under the guidelines of workman's safety, which means no one under eighteen could work around equipment. To avoid those issues, Mr. Burdette suggested that Jody could contact a contractor and ask if they had an available employee who could help on the Ranch. Under that scenario, the Owners Association would pay the company an hourly or daily rate for that person, but it would still be their employee and that company would be responsible for paying taxes and insurance. Mr. Burdette believed that would accomplish the goal for helping Jody without taking on another employee.

Mr. Foster assumed there was agreement among the Board that a helper for Jody would be useful. The Board concurred. Mr. Foster suggested that they research the cost and availability of subcontracting a laborer. Jody stated that if they were going to subcontract a person, they might as well hire a subcontractor to do the job. He did not think another company would allow their worker to work for the Ranch if they could be hired to do the job.

Mr. Foster thought the Board should calculate the cost of an 8-week employee at \$12.00, taking into consideration payroll expenses. Mr. Heath noted that the total cost for eight weeks would be approximately \$5,000.

Mr. Powell stated that he has considered volunteering to help Jody because he has the time; however, he was unsure if he could commit to 40 hours per week every week due to his business schedule. Mr. Burdette believed volunteerism was a resource on the Ranch that has not been considered. Mr. Powell pointed out that Jody could not count on having volunteers. Mr. Burdette agreed, noting that using volunteers requires a significant amount of organization. Mr. Burdette commented on several owners on the Ranch who have worked with Jody in the past as volunteers.

Mr. Powell believed the best option was to hire an employee for the remainder of the summer. He offered to contact one of the Temp Agencies to check on rates and availability. The rate would be higher than if the Ranch hired an hourly employee, but

they would not have to go through the hiring process or the tax process. Mr. Burdette noted that the Association was already set up to withhold taxes because of Jody's payroll. Jody stated that he had someone in mind so that would eliminate the hiring process. Mr. Heath remarked that Jody has always done what is best for the Ranch. If he has someone in mind, they should let him hire that person.

Mr. Burdette noted that Ranch Manager used to be a part-time position until they hired Jody and made it a full-time position. He asked if the job was growing. The other Board members believed the job has grown as the Ranch has grown. Mr. Foster thought the job has grown by the fact that the better things are, the greater the expectation.

Mr. Foster asked Jody if \$12 an hour was a reasonable wage. Jody thought the wage should be at least \$14. Mr. Powell thought Jody could use help into September. Mr. Foster pointed out that a higher wage for 12 weeks would be approximately \$10,000. Mr. Burdette suggested that they prioritize the list of projects and do what they can with the existing resources. Mr. Foster was concerned that even the higher priority projects may not get done without extra help. He thought it was important to have help this season, and he proposed that they hire someone for eight weeks at either \$12 or \$14 per hour.

MOTION: Dan Heath made a motion to authorize Jody to hire a helper at \$14 per hour to start work July 5 until Labor Day and to let Jody prioritize the projects. Scot Erickson seconded the motion.

VOTE: The motion passed.

Mr. Foster clarified that the wages would come from the aggregate budget and not the contingency fund.

Mr. Erickson suggested that they ask for volunteers to direct traffic off of the steep part of Tollgate after they apply the mag water. He recalled that last year they blocked the road but people drove around the barrier. Mr. Foster asked Jody to put together a volunteer plan. Mr. Erickson suggested posting a notice on the website to inform people why the road would be closed and also explain why they should not drive on it

Old Business

Towing in lower lots

Mr. Foster noted that towing had not begun on the lower lots; however, many people

have removed their vehicles. He suggested that they mark the windshields of the vehicles that do not have the appropriate sticker, and let people know that those vehicles would be towed by PMROA if those vehicles are not removed in a week. After that time, the towing company would be called.

Mr. Foster recognized the need to discuss ways to manage those lots in the future; however, for the present time the simplest management is to have a more permanent sign that says, "Vehicles without Pine Meadow Ranch stickers will be towed". The policy would then be to tow unauthorized vehicles once a month.

County Support - SSD

Mr. Foster reported that recently the County has been engaging the Ranch more than in past years. The Ranch has received technical support and machine support from the County.

Mr. Foster stated that Bob Jasper, the County Manager, wants Tollgate Canyon to create a long term plan to deal with roads and issues. Mr. Jasper was informed that an SSD proposal was submitted to the County and he directed the County Legal Department to work with Pine Meadow Ranch to move something forward. Mr. Jasper told Mr. Foster that he would see to it that the Legal Department cooperates. Therefore, the County Legal Department has new motivation from Mr. Jasper to help create a management plan.

Mr. Foster stated that rules have changed for SSDs and the petition may or may not still be valid. The Legal Department has concerns about trying to take over specific roads. He explained that the SSD would be claiming authority over roads that they do not have existing legal authority over. For that reason, he was told by the Legal Department that in order to move the petition forward they would need signatures from 100% of the people with actual deeded easements on that road. Mr. Foster anticipated that one or two owners would balk and they would not reach 100%. Mr. Foster reported that the County Legal Department presented a new proposal and it was evident that they had spent time trying to devise a way to create a management plan for the roads. The plan from the Legal Department is to put every road within Tollgate Canyon into a single management agency. That would be every road accessed by going north off of Exit 150. The management agency would be responsible for all roads in Tollgate Canyon, Aspen Ridge, Pine Meadow Ranch, Forest Meadow Ranch, Lewis Ranch Roads, and Mountain Lakes Estates Road. Every road in the Canyon would be rolled into a road agency. It would be called a County Service Area and not an SSD. Mr. Foster explained that a County Service Area is the same structure that Silver Creek uses to manage all of their roads.

Mr. Foster stated that the County Legal Department outlined the procedure in great detail. He believed the proposal had both good and bad implications, and it is important for the Board to decide how to address the proposal and whether it is a process they want to pursue.

Mr. Burdette wanted to know the structure of the County Service District and who would be involved. Mr. Foster replied that there were three different versions. Under Version One the Service District Board is the County Council. Under Version Two, the County Council would take applications, conduct interviews, and appoint a board. Version Three would be an elected board of Tollgate Canyon. He believed the board could only be elected by registered voters in the Tollgate Canyon area. As an example, in Version Three Suzanne Larson could not vote because she is registered in Salt Lake. Mr. Foster stated that because they have more than 50% seasonal use, they could have a board with proportional representation, but it would not work as an elected board. It would need to be an appointed board. Mr. Foster remarked that the proportional representation option is a valid County Service Area option if the seasonal use is over 50%. He understood that it would be homes and not undeveloped lots.

Mr. Foster clarified that only registered owner residents could vote and be eligible for the board. In his opinion he did not think that would be appealing to the overall profile of Ranch owners. Mr. Foster could see pros and cons to the idea of having the City Council serve as the board. Mr. Foster thought an appointed board made the most sense.

Mr. Foster noted that with the SSD there were two different versions of generating funds. One was taxation and the other was assessment. They both come on the same bill with different implications. Taxation impacts second homeowners at a higher rate than permanent residents. However, the other option is an assessment, which can be run at a flat rate per lot. Another benefit is that the County Engineer and other County resources would become available to the Board at minimal cost. Mr. Foster stated that Class B road monies from the State would also become available from the State for roads that met Class B standards. He believed most of the Ranch roads currently meet Class B standards. In terms of collection and enforcement, the board would have the support of the County Assessor, which would eliminate the need for a court process to collect dues. Mr. Foster noted that if one agency took over road maintenance in all of Tollgate Canyon, the dues for the PMROA would be reduced to trivial levels. It would also minimize the requirements of the PMROA Board.

Mr. Foster had inquired about issues such as level of maintenance required for roads. He was told that having a County Service District would not require any particular

maintenance level. It would still be possible to have unplowed roads and dirt roads. It would not affect roads that are privately plowed; however, the County Service Area would be able to set the plowing standards and requirements for areas that are privately plowed. As described, Mr. Foster believed it would fit with the way Pine Meadow currently manages plowing issues.

Mr. Burdette remarked that if the County Service District plowed some roads on the Ranch, but not his road, there would be no reason not to extend that service to his road. Mr. Foster pointed out that the reason would be the cost increase to everyone else. Mr. Burdette believed that increasing the cost would be in the form of a higher fee the next year. Mr. Burdette noted that the Ranch currently maintains the roads but they have a budget that keeps them from spending an unlimited amount. Mr. Foster clarified that there would be budget oversight because budgets need to be approved by the County Council. The County Auditor would oversee the County Service District budget. Mr. Burdette pointed out that under the proposed plan, Jody Robinson would no longer be an employee of the Ranch. Mr. Foster cited different options as a way to keep Jody employed and working on the Ranch.

Mr. Burdette was concerned that the Ranch would end up with less control over the roads they currently maintain. In addition, the current fee is staggered for landowners, cabin owners and homeowner. Under the proposed plan it would be a flat fee, and those that use the roads the least would be paying the same amount as those who use the roads the most. The Board has tried to keep it more equitable by having a differential use fee. Mr. Burdette stated that from his personal standpoint, he could see less control and more cost; but probably better roads.

Mr. Heath asked if there was a possibility that if the board had five members, the County Council could pick three members and two would be elected at-large. Mr. Foster believed there was room for discussion as to how the board would be formed. If the County Service District is formed, it would have founding documents and bylaws. Mr. Heath concurred with Mr. Burdette that the Ranch has a history of being fair to all the owners, and he would like the owners to have some input on the matter. On the other hand, Mr. Heath did not want to return to the old way where people were appointed who had no idea of what occurred on the Ranch. He hoped they had learned something and would not repeat history. Mr. Burdette believed the difference was having a better functioning Board, which helped bring about fairness for all areas of the Ranch.

Mr. Foster stated that the Pine Meadow Ranch Board would not be involved in the process, but since Pine Meadow represents 70% of the landowners within Tollgate Canyon, he thought it made sense for the discussions to begin with this Board.

Mr. Heath asked Mr. Foster to find out if the County Service District could be set up for a specific time frame, such as five years, and then evaluate its success. Mr. Foster thought it might be too complicated, but he offered to find out.

In the interest of time, Mr. Foster suggested that the Board members send him a list of questions that could be included in a formal list to the County Attorneys.

New Business

Improper signage

Mr. Foster commented on signage issues regarding the 3' x 6' billboard sign on Tollgate Canyon. It is against the CC&Rs and he had informed the person responsible for putting up the sign that it did not comply. They fined the gentleman beginning with \$50 and increased it to \$100 per week. Mr. Burdette questioned whether an unpaid fine could be turned over to Revenue Recovery for collection after 30 days.

Signs on Ranch property

Mr. Foster commented on a large sign with green lights that the owner placed on Ranch property. The sign is gone but the lights and sign posts are still there.

Gate on Salt Box Circle

Mr. Foster stated that he has exchanged emails with the property owner who responds for a while and then ignores his emails. It is a public platted road and a gate is not allowed. Scott Boyle ignored the problem for years and Mr. Foster decided to address it. He would send a non-compliance letter to the owners and begin the enforcement process.

Unpermitted Construction

Mr. Foster requested that the area reps look around to see what construction has been started recently. They need to speak with owners to make sure they follow the proper process and have their plans approved. Mr. Foster used a specific property as an example of skirting the process and he asked Mr. Powell to follow up with the owner as the area rep.

ATV trespass & noise.

Mr. Foster remarked that Seth LeCheminant and two of his friends tore up the Ranch with ATVs over the weekend. He intercepted them in a meadow on Canyon Road and spoke with them. He tried to send an email to Tom LeCheminant, but the email address was invalid. Mr. Foster had asked Carol to send a written letter to Mr. LeCheminant. A second letter was sent after Mr. Foster found out that another property owner had intercepted the same kids at the bottom riding around the parking lots, building jumps, and tearing up the hillside. Mr. Foster informed Mr. LeCheminant that he had been warned for the last time this year and he would be fined if it happened again.

Mr. Foster received a report of gunfire over the weekend. The people reporting it suspected the LeCheminant kids, but there was no evidence that they were involved. Mr. Foster pointed out that adjacent properties allow gun play and sometimes that can be heard. The people who reported the gunfire had called the Sheriff. If it was on the Ranch it is a violation of the CC&Rs and it would need to be addressed.

Monthly Budget Review

Mr. Burdette reviewed the unpaid bills in the amount of \$10,254. He noted that \$37 to the Commerce Department was a new filing fee that is required for Homeowners Associations.

Mr. Burdette noted that the total amount of \$10,254 included two payroll checks for Jody and the payroll taxes. In addition to the \$10,154, they needed to pay \$10 to the Department of Commerce to register the Corporation.

MOTION: Mr. Burdette proposed to pay all the bills as presented. Suzanne Larson seconded the motion.

VOTE: The motion passed unanimously.

Assignment Review

Dan Heath would mark the cars in the lower parking lots. Scot Erickson would follow up with Pete Tilton on his project. Alan Powell would act as area rep for Mike Gonzales and follow up with Eric Cylvick on his project. Jody Robinson would find a summer helper to start next week. The entire Board should think about the potential benefits and pitfalls of the road management agency, and provide Mr. Foster with a concise list of questions. Mr. Foster would follow up with Dave Thomas in the County Legal Department to hopefully have more information to present at the next meeting.

Mr. Burdette noted that Carol had put all the motions passed by the Board since 2008 on one disc. He thought the executive members should each have a disc so there would be multiple copies of that information.

Mr. Burdette asked Mr. Foster who he wanted as area rep on his barn. Mr. Foster stated that Mike Gonzales was his area rep., but anyone could sign off on it because the Board approved it architecturally in April. Mr. Powell offered to sign it off since he was covering for Mr. Gonzales.

The meeting of the Pine Meadow Owners Association Board adjourned at 9:00 p.m.
