

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

CONTENT SUMMARY

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 Scott Erickson abstained since they had not attended that meeting.

Public Input

- Ken Smith, Lot PI-59, updated the Board on a plan to formalize volunteer emergency medical response for the entire Tollgate Canyon area.

Environmental Control Committee Plan Review

- Eric Cylvick, Lot PI-E-51, presented plans to build a three-bay garage.
- Pete Tilton, Lot FM-C-83, presented plans to build a three car garage.

Water Board Update

- Hutch Foster updated the Board on projects and repairs the Water Company planned to do this summer and in the future.

Ranch Manager's Report

- Roads for repair and mag water were discussed.

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

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.

- A major project this summer would be to replace the culvert at the bottom.
- Jody has been aggressively spraying Thistle.
- Mr. Foster suggested welding rebar grates over the culverts to reduce clogging.
- Alan Powell would make sure the Ranch was on the list for a chipper this year.
- Jody requested the ability to hire a part-time seasonal laborer to help with projects.
- The Board discussed the need for additional help, wages and the pros and cons of

hiring a seasonal employee.

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

VOTE: The motion passed unanimously.

- Wages for a seasonal employee 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. Foster would post a notice on the website to inform people why the road would be closed and why they should not drive on it.

Old Business

- Towing in lower lots. Many vehicles have been moved. The windshields of the remaining vehicles without the appropriate sticker would be marked. The owners would be informed that the vehicles would be towed by PMROA if they are not removed in a week. After that time, the towing company would be called.
- The simplest way to manage those parking lots for now 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.
- Summit County is engaging with the Ranch more than in past years and has provided technical support and equipment.
- Bob Jasper, the County Manager, has directed the Legal Department to work with Pine Meadow Ranch on either an SSD or another type of road management agency to maintain all the roads in Tollgate Canyon.
- The Board discussed the pros and cons of having a County Service District manage the roads.
- Mr. Foster asked the Board members to send him questions or comments on the County Service District proposal and he would compile a list of questions to ask the

County Legal Department.

New Business

- Improper Signage
- Gate on Salt Box Circle.
- Unpermitted Constructions
- ATV trespass and noise

Monthly Budget Review

- Bob Burdette reviewed the unpaid bills totaling \$10,254.

MOTION: Bob Burdette made a motion to pay all the unpaid bills 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 a 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.

The meeting adjourned at 9:00 p.m.