

PINE MEADOW RANCH OWNERS ASSOCIATION
RANCH MANAGER'S OFFICE
ARAPAHOE DRIVE
PINE MEADOW RANCH
JULY 28, 2009

In Attendance: Hutch Foster, Dan Heath, Bob Burdette, Bruce Hutchinson, Sue Larsen, Scott Clausen, Scot Erickson, Amy Jackson, Jen Kanzler.

Ex Officio: Jody Robinson

Guests: Honey Parker (FM-D-138), 2464 Valley View Circle; Cheryl Groot (PI-E-70), 1677 Evergreen Circle; Michele Owen, (FM-D-105), 2417 Forest Meadows Drive; Tom Lecheminant, (PI-D-29) 1134 W Beaver Circle; Janeane & Mike Bowen, (FM-C-47-AM) 2506 Bull Moose Drive; Lenora Milligan, (FM-D-156) 2401 South Bull Moose Drive; Dave Haslam, (FM-D-144) 921 Arapahoe; Kent Christensen, (FM-D-177) 2327 S Forest Meadow Rd; Lori Nadeau (PI-67) 1877 W Tollgate Canyon, Catherine Blais (FM-D-94) 2547 S Forest Meadow Rd; Angie Erickson

Hutch Foster called the meeting to order at 6:30 p.m.

Approval of Minutes

MOTION: Bob Burdette moved to APPROVE the minutes of May 26, 2009 as written. Dan Heath seconded the motion.

VOTE: The motion passed unanimously. Bruce Hutchinson abstained since he had not attended the meeting.

MOTION: Bruce Hutchinson moved to APPROVE the minutes of June 23, 2009. Dan Heath seconded the motion.

Bob Burdette noted that the minutes reflected that he had abstained from the vote not to refund the impact fees for Matt Brown. He corrected the minutes to reflect that Hutch Foster and not Bob Burdette had abstained from the vote.

Hutch referred to an error regarding the maintenance on the grader and fixing a ram. He noted that the word **ramp** was used instead of **ram** and that should be corrected.

Scot Erickson entered the meeting.

Dan Heath referred to the vote regarding the refund for Matt Brown and noted that he had voted to refund his deposit. The minutes did not reflect his dissenting vote and he was unsure if it mattered. Scott Clausen pointed out that the motion to refund the deposit had failed to pass anyway.

Mr. Foster stated that the minutes should be corrected to indicate that in the vote to not give a refund to Matt Brown, the motion passed with one abstention and one dissension.

Mr. Foster called for a vote on the minutes of June 23, 2009 as corrected.

VOTE: The motion passed unanimously. Scot Erickson and Sue Larsen abstained since they had not attended the meeting.

Owner/Visitor Open Forum

Based on the number of public in attendance, Mr. Foster believed that many were interested in the plowing proposal, which was an item scheduled on the agenda. He preferred to first hear from those who had issues on matters that were not on the agenda.

Bobcat Springs Proposal

Tom Lecheminant stated that years ago Bobcat Springs was used as a fish pond. He has had communications with Mr. Foster about using it as a fish pond again for the kids and guests of Ranch owners. He noted that rules and regulations have changed since that time and it is up to the person who delivers the fish to certify the pond. Currently, the fish are approximately \$2 a piece. Mr. Lecheminant stated that he had posted something on the internet looking for donations and several people have expressed an interest in donating. He has associations with other people who have offered to help clean up the area and maintain it. Mr. Lecheminant distributed a copy of an email he had received from his inquiry. The fish would have to be rainbow trout or brook trout. They could also have a tiger fish that is a cross between a brook and a rainbow trout.

Mr. Lecheminant felt a fish pond would be advantageous for the kids and encourage more grandparents to bring up their families. In terms of parking, he had contacted the President of the Water Board and he did not think it would be a problem.

Bob Burdette was unfamiliar with how the pond is used in their water system. Mr. Foster replied that Bobcat Springs is an overflow pond for when the water is high. It is a discharge pond and does not charge back into the water system.

Mr. Heath was interested in doing something with the area and he always encourages ideas that can get kids off the roads. If this pond is approved, he wanted to be sure that it would not create a parking problem. Years ago a lot of money was spent to clean up Bobcat Springs and at that time they found anti-freeze and oil in the water samples of their drinking water. He understood that currently Bobcat Springs is used for a different purpose, but it may be used differently again in the future. If that issue can be addressed, he could support the fish pond. It was noted that a fishing license is not necessary on private property with a private pond. The only problem would be how to keep other people outside the Ranch from using it.

Sue Larsen stated that 27 years ago the pond was stocked with fish for the summer picnic that was held at Bobcat Springs. That was the only fish planting she could recall.

A question was raised regarding liability to the HOA for stocking a pond and creating an area where children would gather. Mr. Foster replied that Bobcat Springs is not a platted Ranch lot. It falls within the boundaries but it is outside of the Homeowners Association's jurisdiction.

Mr. Foster pointed out that Mr. Lecheminant proposed to fund the fishing pond through donations. He was unsure if the HOA Board had specific approval authority. Since there were no negative comments, Mr. Foster assumed there was assent for Mr. Lecheminant to move forward with this project. Mr. Foster suggested that he continue to talk about the parking issue with Eric Cylvick, the Water Board President, to avoid any possibility of contaminating the water supply.

Valley View Road Repair

Dave Haslam requested that the Board correct an error that was made last year regarding the installation of the new water system. He had spoken with Brody Blonquist about the road on Arapahoe Drive between Forest Meadow and Valley View. Mr. Blonquist claims that the HOA told him that the road did not need to be re-graveled because it was not graveled before. Mr. Haslam remarked that this was not true. It was the only section of the pipeline that was not resurfaced last year. Mr. Haslam

stated that years ago Mike Fitzgerald graveled that road with gravel obtained from their gravel pit, and he felt the Water Company was responsible for putting the road back to its previous condition. He felt the HOA Board needed to tell Brody to gravel the road because they were the ones that had stopped him.

Mr. Foster clarified that no one disputes that in the 1980's cobble gravel from the pit was laid on the road. When the project was started, the plan was for a member of the Owners Association and a member of the Water Company to walk the road each season and evaluate the driving surface. At the end of the project, the road would be returned to that same driving surface. Mr. Foster did not have a record of the ones who walked Arapahoe, but it was noted that the section of road in question was a dirt driving surface. Therefore, at the completion of the project, the overall agreement with the Water Company was that gravel would be returned to gravel and dirt would be left as dirt. Having corresponded with Mr. Haslam by email and phone, Mr. Foster went to the Water Board Meeting and proposed that since there had been cobble gravel on that road in the 1980's, the Water Company might want to restore it to a gravel surface again. The Water Company said that when they dug up the road, it was a dirt driving surface and they would not lay gravel. Mr. Foster stated that the HOA has no leverage to require a gravel surface on that road.

Mr. Burdette stated that ten years ago he laid gravel on his driveway and over the years it has been pushed down into the mud. The gravel is still there but it is impossible to see. Mr. Burdette suggested that the gravel that was laid on the road may have sunk into the mud and when the road was walked it appeared to be a hard, dirt packed road. Mr. Haslam pointed out that the road was passable before the Water Company dug it up. It is impassable in the Spring and will probably be impassable in the Fall.

Mr. Foster stated that since the Water Company would not re-gravel the road it would be up to the Owners Association to fix the road. He did not believe the summer maintenance budget would have funds available to re-surface that road this season. Mr. Foster had personally driven the road and he understood Mr. Haslam's concerns. It is a safety concern and the road needs to rise to a higher priority for resurfacing.

Scot Erickson commented on other roads that have become impassable. He asked if it was possible to share costs with the Water Company to fix roads that were passable before they were dug up but are now impassable. He did not think the HOA could afford to fix everything that was not graveled to Ranch specifications. Mr. Foster explained that the HOA made an agreement with the Water Company at the start of the project and the Water Company strongly believes that they have fulfilled their obligation under that agreement. This included doing roads that were beyond the agreement. Mr. Foster stated that everything is always open to negotiation. If a customer of the water

company wanted to re-negotiate with the Water Company for surfacing the road, that would be appropriate. He had already tried on behalf of the HOA and was turned down. The suggestion was made for a group of shareholders along Arapahoe to approach the Water Company.

Scott Clausen was the area representative. Mr. Foster asked Mr. Clausen to make sure that the road was on the list of projects for next season.

Fire Protection Information

Kent Christensen asked if fire protection information was posted on the website. Mr. Foster replied that there is an entire fire safety page. Mr. Christensen was concerned about a dissemination of information regarding who should be called and who would respond. Mr. Foster stated that 911 should be called if there is a fire. Bryce Boyer, the County Fire Warden, Jody Robinson, who is also the County Chief for North Summit Fire and the Wanship Station would respond. Mr. Christensen stated that many owners assume that Park City Fire would respond. Mr. Foster explained that Park City has a mutual aid agreement with North Summit so they could respond.

National Fire Grant

Mike Bowen understood that they were given one and possibly two grants for clean up. Mr. Foster stated that the Ranch representatives for fire safety are Alan Powell and Sara West. They are both communicating with the State Fire Warden on working through the National Fire Grant. Mr. Bowen asked if hours could still be turned in for cleaning up dry grass, bushes, shrubbery, etc. Mr. Foster stated that everyone should track their hours and submit them to Alan or Sara for the next grant submission. They currently do not have an active submission. Mr. Bowen suggested that this information be announced in a newsletter.

Lori Nadeau commented on the increased traffic and inconsiderate drivers. She was nearly hit yesterday while riding her horse. Catherine Blais stated that she was nearly hit by a dump truck that morning. Ms. Nadeau stated that something needs to be done about the construction traffic and everyone needs to slow down, stay on their side of the road and be considerate of each other. With the number of children on the Ranch, it is extremely dangerous. In response to construction traffic, Mr. Foster stated that if specific construction sites with issues could be identified, the area rep could send a letter to the lot owner describing the problem and asking that it be remedied. He pointed out that because they are an HOA the Board has no law enforcement capacity. In addition, because the roads are private with public access, they have no real speed limits. Mr. Foster clarified that there is no iron-clad enforcement available. He was always happy to communicate with owners.

Angie Erickson asked about speed bumps like they have at Forest Meadows. She understood more speed bumps would be put in but nothing has ever happened. Mr. Foster replied that the Board has discussed speed bumps over the years. In the interest of time, he preferred to place speed bumps on the agenda for another meeting. The Board has also discussed painting a solid yellow line down the canyon to remind people that it is a two-way traffic zone.

New Homeowner Information

Lenora Milligan stated that several years ago she put together a new homeowner package. It contained information on what and what not to put in the dumpsters, how to treat the wildlife in the area, winter driving rules, safety issues and other important information. She was willing to prepare a package again if the Board would give it to new owners when they come in to get their plans approved. It would let people know that they are responsible for making sure all their construction workers understand that the speed limit is 15 to 20 miles an hour, that there is no hunting on private lands, that this is not a recreation area open to everyone in the Valley, and other rules and regulations. Mr. Foster was not opposed to handing out information, however, all the issues Ms. Milligan named are posted electronically and can be obtained by everyone online. If Ms. Milligan would like to provide the material he was happy to give it to those starting construction.

Non-buildable Lot

Dan Heath stated that every year the HOA pays \$800 in taxes on a lot that cannot be built on. Two neighbors have expressed interest in purchasing that lot and he felt the Board needed to consider their offer. It does not make sense to keep writing checks on property that cannot be used. Mr. Burdette asked if the neighbors have made an offer on the property. Mr. Heath explained that the lot is not for sale so they cannot make an offer. He has been talking to the neighbors personally but the Board needs to make that decision. Mr. Heath explained why that lot became unbuildable.

Mr. Burdette suggested that the Board invite the two interested neighbors to a Board meeting to discuss the matter. If they are interested buyers, the Board could suggest that they submit an offer for consideration. Mr. Foster was hesitant to sell land that belongs to the Homeowners Association without an appraisal. Mr. Burdette felt they should find out if the neighbors are truly potential buyers before they spend money on an appraisal.

Mr. Heath agreed that an appraisal was necessary. Secondly, he felt they should put the property out to open bid to remain impartial, even though no one else except those neighbors would have any use for that property. Ms. Jackson asked if Mr. Burdette

would be comfortable obtaining a letter of intent from the two parties prior to an appraisal. Mr. Burdette clarified that his only concern was making sure they have interested parties. He was uncomfortable paying for an appraisal without having a prospective buyer. Mr. Foster clarified that the Board was interested in finding out if there is a potential buyer. If that turns out to be the case, they would proceed with an appraisal. Ms. Jackson suggested that the potential buyer should pay the \$450 appraisal fee to show serious intent.

EEC Plan Review

Mr. Foster reported that George Ramjoue had contacted the County Building Department but he had not heard anything definitive.

Dale Cunningham, Lot PI-D30, 1118 West Beaver Circle

Amy Jackson noted that Dale Cunningham had submitted plans and a check for \$200. Mr. Cunningham is a contractor who lives on Beaver Circle and he plans to put an addition on his house. The existing house is olive green and he plans to use the same color for the addition. The plans were passed around for the Board members to review and vote on later in the meeting.

Refund for Construction of West Addition, PI-E-08

Mr. Foster commented on the West addition off of Valley Vista. The project was built last summer and Mr. Ramjoue was their area rep. The Certificate of Occupancy was obtained early December 2008 and construction was completed prior to that time.

MOTION: Bruce Hutchinson made a motion to rebate 50% of the West's impact fee at \$2.00 per square foot. Scott Clausen seconded the motion.

In response to a question about policy, Mr. Foster explained that the policy is to refund up to 50% of the \$2.00 per square foot deposit if building does not occur during the wet season, which is late Fall through early Spring.

VOTE: The motion passed unanimously.

Bob Burdette clarified that the addition was sizeable and the total deposit was \$4,000. The refundable amount was \$2,000.

Dale Cunningham - Continued

The Board was satisfied with the plans submitted by Dale Cunningham. Mr. Foster stated that Ms. Jackson would need to print off the construction agreement for Mr. Cunningham before finalizing the plans. He requested that she document colors and materials on the construction agreement.

Lot PI-E-61, Mike Hoxer

Mr. Hutchinson reported that Mr. Hoxer obtained a Certificate of Occupancy and had requested that his deposit be refunded. Mr. Hutchinson requested Board discussion on a major issue before making that decision. During the initial construction the water line was hit and Mr. Hoxer does not believe it was his fault. He claims that the Water Board told him where to dig and it was more shallow than what he was told. The line broke and caused road washout that damaged the road.

Scot Erickson asked if documentation was available. It is important to be able to produce verifiable documentation so the owner knows why his money is being withheld. Mr. Hutchinson believed that Mr. Hoxer would be entitled to some, if not all, of his deposit. Mr. Foster suggested that the Board table this request to allow the opportunity to review any documentation.

Water Board Update

Scott Clausen had attended the last Water Board meeting. The water system is running great, there were no leaks, and the tanks were up. Mr. Clausen reported that the Water Board is looking for an additional water source before they can guarantee build out. Uncle Tom's scrub was not successful and they now believe that the old numbers of 90-120 gallons per minute were exaggerated. The Board also thinks the meter was running incorrectly when the 60 gallons per minute was recorded. The meter has been replaced and the well is producing 30-40 gallons per minute.

Mr. Clausen pointed out that the Water Company has extensions for the hydrants that were set low. The Water Board has heard that legislation is in the works that would exempt non-profits, such as the Water Company, and possibly the HOA, from paying property taxes. They would keep the HOA informed on that matter.

Ms. Jackson wanted to know how the Water Company plans to find additional water. Mr. Foster stated that they are talking to a hydro-geologist and they are looking at possibly re-drilling the Contact well. Mr. Clausen stated that the Water Company is also

considering scrubbing other wells.

Mr. Foster requested a volunteer to be a permanent representative to the Water Board. Because it is a voting position, it needs to be a consistent member. Mr. Foster was willing to consider a six month term in an effort to stay consistent.

Old Business

SSD Progress

Mr. Foster reported that he has personally carried this project for over a year because he strongly believes it is right for the Ranch. Unfortunately, they have reached a legal hurdle that he cannot solve personally. Mr. Foster requested Board approval to bring in Ted Barnes on a limited basis to work on their behalf, based on Mr. Barnes' background with the right-of-way on Tollgate Canyon and Forest Meadow Drive.

Mr. Foster explained that the Summit County Legal Department has set an unrealistic threshold of a 100% signed agreement from all property owners. It is legally preposterous and Mr. Barnes agrees that it is unreasonable. Mr. Barnes thinks he can smooth the way to get the matter moving forward and in front of the County Council.

MOTION: Amy Jackson made a motion to authorize up to \$1,000 to pay Ted Barnes to do whatever he can to help get the SSD to the County Council. Mr. Hutchinson seconded the motion.

Mr. Hutchinson clarified that the Board was asking Mr. Barnes to work with Summit County to convince them to change the percentage of signatures required so they could move forward. Mr. Foster explained that the County has taken the position that there is no right-of-way on either of those roads and the only way to create a right-of-way would be to have signed easements from each individual owner. Mr. Barnes has taken the position that when the Water Company SSD was dissolved in 1990, the roads right-of-way was dedicated and, in writing, was given to the Pine Meadow Ranch Owners Association. Because the County acknowledged that the right-of-way existed in 1990, it is preposterous for them to say that it does not exist now for an SSD. Mr. Hutchinson clarified that this was a legal issue. Mr. Foster answered yes. He believes the County had set an unattainable standard to protect the County Council from having to address the issue. Mr. Foster stated that if the County Council rejects the idea, they would have no choice but to drop the project. However, it is unfair for the Legal Department to prevent the Council from making that decision. Mr. Foster clarified that Mr. Barnes would make a strong legal argument that the right-of-way exists and the Legal

Department should allow the County Council to see it.

Ms. Jackson amended her motion to ask Mr. Barnes to provide an outline of what he thinks his work would entail with the time and cost involved.

Mr. Foster stated that he would ask Mr. Barnes for that information.

VOTE: The motion passed unanimously.

Plow Loop Proposal

Mr. Foster commented on the proposal for a winter access connection between Pine Meadow and Forest Meadow Ranch. He noted that this item was a continued discussion from a previous meeting.

Honey Parker handed out materials resulting from an investigation the owners did on how to accomplish their request. The handout also included information that was provided to the Board when this issue was first raised two months ago. Ms. Parker summarized that the owners previously asked about the possibility of having a connection plowed between the Pine Meadow Side and the Forest Meadow side during the winter months and that the HOA would help finance the cost.

Ms. Parker outlined three reasons why this connection is important. The first was convenience to allow people to pass back and forth between each side in the winter. The second reason was equitability on the Forest Meadows side. Those owners pay to have the road plowed up to the gravel pit and without a plowed connection people cannot reach their homes without a snowmobile. The third and most important point was safety. Based on how the Ranch is set up, there is only one way up and one way down without a plowed connection. If a vehicle goes off Tollgate and the traffic backs up, there is no way to go up or down and that blocks access for emergency equipment. The problem exists on either side.

Ms. Parker noted that when this issue was raised two months ago, the Board was interested enough to ask for a plan and the cost. She stated that the owners worked together and found two pieces of equipment and two drivers so they would have backup. They also talked about two possible routes to plow. The first is Arapahoe from

the Tower House up Valley View. That road has been opened in the past so a precedent has been set. Ms. Parker commented on the issues with using that road. The wind drifts are bad and it takes vigilant maintenance. It is also a sharp curve.

Ms. Parker stated that based on the cost from two years ago when the road was kept open during a heavy winter, they estimate the cost would be \$6,000 for a similar scenario.

Ms. Parker stated that a second route that is not as drifty or as steep would be up Arapahoe to Forest Meadow. That road has not been open in the past and people live on that road. Many of those residents were in attendance this evening. Ms. Parker submitted a list of names of people who want some type of safety measure. She remarked that the owners want everyone to have the ability to enjoy this area and feel safe. She believed these suggestions are possible ways to make it happen.

In response to a question about snow fencing, Ms. Parker stated that she lives on Valley View Circle and she did snow fencing on her property this year. It helped initially but then the snow went over the top. She was unsure if fencing would work to keep the roads clear.

Dr. Kurtin, FM-D-145, a resident on Arapahoe was unable to attend this evening and had written a letter endorsing this plan. His letter was submitted to the Board.

The Board reviewed a map showing the exact location of the proposed connections.

The Board and Ms. Parker discussed the two roads suggested for plowing and the pros and cons of plowing a connection. Mr. Erickson believed the Board should look at this as an alternative to making the Ranch safer for everyone. Mr. Burdette stated that when Geary plowed from I-80 to the gravel pit using their equipment and employees, the cost was approximately \$10,000 per month. It is a different scenario now because they already have a grader and an operator. The additional cost for keeping the road open this winter would be fuel and repairs.

Mr. Clausen recalled that the Ranch did not have the equipment or the time to plow a connection on Arapahoe. Mr. Foster stated that Jody Robinson is swamped with work that needs to be done in the winter and they were reluctant to add more to his route. Mr. Foster noted that the Board had asked the owners to bring back a proposal that did not involve Jody. Mr. Parker clarified that the proposal presented this evening included the cost of the equipment, the driver and the fuel. Mr. Foster assumed that the plowers presented meet all the qualifications and standards for plowing on the Ranch.

Mr. Erickson stated that he represents the people on the Forest Meadow side that have not been able to access the Pine Meadow side of the Ranch. From his perspective and for his constituents, it is a huge inequity for their side of the Ranch to be denied access to the other side.

Mr. Hutchinson addressed the equitable issue. He stated that there are 170 lots in Forest Meadow, which is only 20% of the Ranch. The Ranch was created so the majority would have access through Forest Meadows. Therefore, 80% in Pine Meadow and 20% in Forest Meadow are benefitting. He disagreed that it was inequitable. Mr. Erickson remarked that just because there are more people and more lots on the Pine Meadow side does not negate the fact that he pays the same dues.

Ms. Parker pointed out that the lots on the Forest Meadow side are larger and those owners pay a larger share of the tax burden. In a normal situation where tax dollars would contribute to road maintenance, it would equal out.

Mr. Foster preferred to address the equity from another perspective. He felt they owed it to both sides of the Ranch to insure a way in and out in the event of an emergency, regardless of who pays more or less. He shared the concerns of emergency egress during the winter and suggested that the Board discuss the issue from that aspect. Mr. Foster noted that typically their budget cycle is in the Fall, but this is important and they should try to do it this season.

After further discussion, Ms. Jackson stated that she needed time to think through all the issues and asked if the item could be tabled to another meeting and officially put on the agenda. Mr. Foster pointed out that it was an official agenda item this evening, and in the interest of time, he assumed it would be continued to the next meeting.

Bruce Hutchinson suggested that they should find out who would be doing the plowing for PMEES this year and publish it on the website so everyone knows who to contact. Mr. Foster noted that he publishes that information each year.

Ms. Jackson suggested the possibility of plowing the connection for a one year trial period to see if it works effectively.

MOTION: Scott Erickson made a motion to table the Plow Loop Proposal until the next meeting. Scott Clausen seconded the motion.

VOTE: The motion passed unanimously.

Ms. Parker thanked the Board members for listening and she thanked all the owners who attended to show their support.

Architectural Guidelines

Mr. Foster noted that George Ramjoue was working on re-writing the architectural guidelines. The minutes from the last meeting reflected information Scott Boyle had provided regarding the guidelines. Mr. Foster stated that he has asked to see the document ever since he purchased his property six years ago and it has never been provided. He felt it was time for the Board to create new guidelines because the old guidelines cannot be produced.

Since Mr. Ramjoue was absent this evening, Mr. Foster asked if anyone had recollection of the old guidelines. Mr. Burdette stated that when he joined the Owners Association he had read a document outlining what the HOA Board would approve. Based on that document, he made sure that what he chose to build matched those guidelines. Mr. Foster stated that when he purchased his property he received an email outlining what would not be approved, but he was never given guidance on what he could do.

Mr. Clausen offered to draft a new version of the architectural guidelines for the Board to review.

Ranch Manager's Report

Jody Robinson reported that the crack sealing was done and asphalt was put at the bottom of the Canyon. Weed control on the Ranch was completed but he needed to touch up a few spots. Mr. Clausen stated that during the Water Board meeting a gentleman asked if he could borrow the sprayer to spray some thistle and he had told him he could. Mr. Foster noted that controlling weeds is positive for the entire Ranch and he could see no reason why they should refuse to lend the sprayer. Jody was in agreement. Mr. Foster suggested that Jody request that the person use the same type of spray because they know it is environmentally friendly. He should also point out that if the sprayer gets broken the borrower should replace it.

Jody stated that road the road grader would be repaired the next day and work will be done on the turntable and the solenoid. Another issue with the grader was that the

back tandems are starting to wear out and the repair is costly. If they send the grader to Wheelers to have it fixed, the cost is \$17,000. If Wheeler comes to the Ranch to do the repairs, the cost would be \$21,000. Jody thought he could wait until next year to have it repaired.

Jody had priced sanders for the new truck. One was \$6,999 and the other was \$5,999. The only difference between the two is the motor that runs the sander.

Mr. Foster stated that he had been negligent in asking Mr. Burdette for a proposed budget versus actual for this time of year, particularly on road and capital projects. Mr. Burdette had anticipated that request and earlier this week he requested that Carol provide financial information. He had intended to prepare a revised budget from this point to the end of the year for this meeting; however, it was not yet completed. Mr. Burdette will send the revised budget via email. He planned to estimate all the known expenses through December and subtract that amount from the cash available. Once that is done, they can prioritize what could be paid from any remaining funds.

Mr. Foster commented on anticipated projects. He noted that they had not addressed the culvert pit on Alexander and each season they deal with the road washing out. Mr. Foster had added Forgotten Lane to the anticipated projects. He explained that Fred Beesley had complained about the condition of the west end of Forgotten Lane. Mr. Foster stated that the road is deeply rutted and he recalled that the Board had talked about a french drain in that area. Jody did not believe it needed a french drain. Due to poor drainage, Mr. Foster worried that any new road material would wash away in a storm. He told Mr. Beesley that there is very good access from the other end of Forgotten Lane and that prioritizing 200 feet of that road could not rise to the top of the list at this time.

Jody asked if the Board wanted to spend more money on asphalt at the bottom of the Canyon. Mr. Burdette requested that he be given a few days to complete his budget. Mr. Foster suggested holding further purchases until Mr. Burdette has a budget.

New Business

Scott Erickson requested that striping be added to the suggestion for speed bumps so both could be addressed at the same time.

Jen Kanzler recalled that last year they scheduled a clean-up day where everyone was

invited to come and help clean up the Ranch. Jody replied that he had not scheduled a clean up day this year. Mr. Foster remarked that Jody had been keeping the Ranch cleaned up. Ms. Kanzler stated that people have asked if the dumpster was coming back because they want to clean up their own property. Mr. Foster stated that if they find an additional \$280 in the budget a dumpster could be brought in.

Suzanne Larson asked for an explanation of the check from the 5k fun run. Mr. Foster stated that every Fall some people on the Ranch have a 5K run and a brunch. This year they decided to give the HOA the net earnings from that event each year to do something nice for the Ranch. The 5K Fun Run Committee submitted a check for \$200. After talking with the committee, they decided to use the money to re-seed areas around the Ranch that have been impacted by various problems.

Monthly Budget Review

Mr. Burdette noted that the largest expenditures occur at this time of year. Mr. Burdette handed out a list of all the bills he was proposing to pay, totaling approximately \$28,000. He noted that there were sufficient funds to cover the expenditures. None of the bills on the list were unexpected. Mr. Burdette stated that in addition to the \$26,000 listed on the sheet was \$2,000 to Richard West to refund his impact fee. Mr. Burdette was prepared to reimburse the Board members for mileage if they were ready to submit their mileage reports. Mr. Burdette reviewed the bills for payment. He pointed out that there were two separate bills from Clyde Snow Session and Swenson totaling \$3,025. One bill dated back to November 2008 with correspondence regarding a collection matter and work done in March on a draft of Motion for Summary Judgement. The second bill were charges for a letter to Sheldon Smith and for emails and conferences with Mr. Foster on CC&R issues.

Mr. Burdette noted that the Geary bill included 350 tons of 3" minus material, 113 tons of bedding material and ten tons of road base. Jody clarified that the 3" minus went on Bull Moose, and the bedding sand and road base went up Forest Meadows Lane.

To the \$26,000 in bills listed, Mr. Burdette added \$2,000 for Richard West and reimbursed mileage for those who submitted mileage reimbursements. Mr. Foster commented on a conversation he had with Suburban Propane to clarify which tank belongs to the Water Company and which tank belongs to the HOA. He noted that the HOA tank is separate from the Water Company's tank and that has now been clarified in Suburban Propane's billing system.

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MOTION: Bob Burdette made a motion to pay all the bills in the amount of \$28,364 as outlined, plus mileage reimbursements received this evening. Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

Area Representative Issues

Mr. Hutchinson commented on the amount of unspent money that has accumulated in the retained construction impact fee fund. He proposed the use of up to \$2,000 to fix an area that has been damaged on the top of Pine Loop from the corner of Pine Loop to where it widens. He could see no reason to sit on the funds when the problem was created by construction in that area. The Board members agreed that this would be a proper use of those funds.

Mr. Burdette reiterated his request to wait until he completes the budget. He thought there may be money out of their current operating budget to allow for more road work without using impact fee funds. Once they have all the information, he would not object to a proposal to use a portion of the \$48,000 impact fees if necessary.

Mr. Foster agreed that the proposal made sense but felt they should table the issue until Mr. Burdette completes the budget.

Mr. Erickson commented on the area along Tollgate Canyon that has been undercut. He recalled a previous discussion about fixing the problem. He worried about losing a few feet of asphalt surface if they do not take care of it this summer. Mr. Foster suggested that the area be blue staked so they would be ready to have that discussion at the next meeting.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:42 p.m.

Pine Meadow Ranch Owners Association
Board Meeting
July 28, 2009
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