

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
PINE MEADOW RANCH
SEPTEMBER 27, 2011

CONTENT SUMMARY

Minutes –August 23, 2011

MOTION: Bruce Hutchinson moved to APPROVE the minutes of August 23, 2011. Bob Heath seconded the motion.

There were no corrections or changes.

VOTE: The motion passed unanimously.

New Business

- Pete Gilwold presented plans for a 21 lot development.
- Discussion on community benefits
- Question regarding contributions to the road fund from outside of Pine Meadow.

Owner/Visitor Open Forum and other Ranch Communications

- Brett Davis, Lot 115, asked about plowing and what is paid for with the annual HOA dues.
- Bruce Hutchinson reported on a large pile of wood and junk that was left on a vacant lot belonging to another owner.
- A neighbor complained that the pile was in the easement and asked the Owners Association to address the issue. He was told that the Owners Association does not maintain easements, only roads.
- Mr. Heath could get contact information for the owner to see if the wood is burnable. He knew several people who might take the wood if it could be used for firewood.
- Mr. Hutchinson reported that the large realtor sign on Pine Loop had been removed.
- Mr. Foster requested that future issues or violations be documented in writing.

ECC Plan Review

- Mr. Hutchinson reported that Lot 58 wants to build a garage.
- Mr. Heath noted that construction was already occurring in that area. Mr. Hutchinson would follow up on that construction since he was the area rep.

Water Board Report

- Mr. Foster updated the Board on matters discussed at the September Water

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Company Board Meeting.

Ranch Manager's Report

- Road was widened and 8' culvert was installed at the bottom.
- County provided construction equipment for project.
- Able to use fill that was dumped at the upper parking lot.
- Other projects included signage repairs, road grading and resurfacing part of Windy Ridge.
- Jody has been helping Water Company with meter installation.
- Jody would do general road work to prepare for winter.
- Dan reported that people with equipment have volunteered their help on the Forest Meadow side.
- Jody needed to purchase another cutting edge for the grader and new tires for the dump truck. The plow on the dump truck also needs a cutting edge.
- Discussion on moving the shed at the bottom back up so Jody could use it.
- If the shed is moved, new signage should be placed at the bottom.
- Mr. Heath would price the leasing of a propane tank and the current gas rate.
- New site for mailboxes.

MOTION: Mr. Foster made a motion to authorized Dan Heath to change the propane service to another supplier for a lower cost. Bob Burdette seconded the motion.

VOTE: The motion passed unanimously.

Old Business

- Discussed and revised proposed language for parking lot signs

MOTION: Mr. Burdette made a motion to APPROVE the revised wording as read. Alan Powell seconded the motion.

VOTE: The motion passed unanimously.

- Meeting schedule from November through April would be on the third Tuesday of each month at the Fire Station on 3300 South in Salt Lake.

New Business (continued)

- Ms. Jackson reported that an owner on Elk Road had his carport demolished by snow and has plans to build a garage.
- He would like to take advantage of good weather and begin to pour his footings.
- There was some question regarding the ability to obtain a building permit.

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- If the owner has a building permit, the Board could authorize Ms. Jackson to approve the plans and collect the fee.
- Discussion on impact fee.
- Tentative date and location for annual meeting.
- Interim replacement for Scot Erickson, who resigned from the Board

MOTION: Bob Burdette moved to ACCEPT Matt Brown as the Area 1 representative to fulfill the remainder of Scot Erickson's term. Dan Heath seconded the motion.

The motion passed unanimously.

Monthly Budget Review

- Bob Burdette reviewed the unpaid bills as outlined.

MOTION: Bob Burdette made a motion to pay all the unpaid bills as outlined. Bruce Hutchinson seconded the motion.

VOTE: The motion passed unanimously.

- Jody had used his personal credit card for fuel. The Association would reimburse.

Assignments Review

- Amy Jackson would talk to Suzanne Larson regarding the annual meeting location. Once the location is reserved, Suzanne should confirm that information with Carol.
- Scot Erickson (Area 1), Dan Heath (Vice-President), and Amy Jackson (Area 7) were up for re-election.
- Dan Heath would research propane. Mr. Foster wanted to confirm that Suburban Propane has a "do not fill" order.

The meeting adjourned at 8:33 p.m.