

PINE MEADOW RANCH OWNERS ASSOCIATION
TRAILSIDE PARK
5715 TRAILSIDE DRIVE
PARK CITY, UTAH 84098
OCTOBER 27, 2009

In Attendance: Hutch Foster, Bob Burdette, Bruce Hutchinson, Dan Heath, Amy Jackson, Suzanne Larsen, Jennifer Kanzler, Scot erickson

Ex-Officio: Jody Robinson, Ranch Manager

Excused: George Ramjoue, Scott Clausen, Duane Yamashiro

Hutch Foster called the meeting to order at 7:05 p.m.

Approval of Minutes

Dan Heath moved to accept the regular meeting minutes of September 15, 2009. Mr. Hutchinson seconded the motion. The motion passed unanimously.

Open/Visitor Open Forum

Amy Jackson introduced guests John and Debi Bytendorp, PI-D-36 and PI-D-37. They expressed their concerns with continual trespassing and parking violations from the household residing at Lot owner PI-D-29. The board would take this into further review and discuss at a later time.

ECC Plan Review

Amy Jackson informed the board of the status of Dale Cunningham, Lot PI-D-30. She had received a letter of intent to build but has not received plans or an impact fee.

Scot Erickson notified the board of possible construction in Valley View Circle. He will verify and report at the next meeting.

Bruce Hutchinson stated that Gary Hoxer, Lot E-61, had requested a rebate of his impact fee. Mr. Hutchinson had observed the usage of heavy equipment during the winter season last year that had created numerous problems with roads. Bruce moved to not refund any part of the impact fee to Mr Hoxer. The board discussed a probable cost of the road damage and Ms Jackson adjusted the former motion to return a fractional rebate. Bob Burdette figured there would be a substantial cost incurred for materials and labor for the repair. Mr Hutchinson reiterated the original motion that stated "no refund due to damage from heavy equipment during the winter season." Jennifer Kanzler seconded the motion. Two members opposed, Motion passed.

Water Board Update

Mr Foster remarked that the meeting was uneventful. The Water Board discussed the September foreclosure and repurchase of water shares of shareholders that had not paid water assessments for several years. He announced that the Water Board Annual meeting is scheduled for November 5, 2009 in Kimball Junction. Mr Foster also reported on a new type of meter that is being tested. The meter had an electronic readout from a distance to preclude unnotified leaks.

Ranch Manager Report

Jody Robinson reported that the front tire needed work. He used the sander, installed two culverts and cleaned culverts on Navaho. He had made preparations for the hunt security. Mr Robinson also built a rack for the sander/grader when not in use. A culvert needed to be installed on Alexander as soon as possible at an approximate cost of \$2500 to \$3000 which the board had previously approved. Jody had purchased six truckloads of sand and hoped that would suffice for the winter. Tollgate canyon is not fully repaired but he planned to have it done.

Old Business

Mr Foster proposed that the Architectural Guidelines be postponed until a later meeting.

SS-BDY-15-1

The Summit County records indicate the property, SS-BDY-15-1, for 2009, was valued at \$132,000 with a tax assessment of \$903. Mr Heath was dismayed that the County could rate this property so high. He planned to discuss the matter with the tax assessor and have the County reevaluate the property as unbuildable which would lower the tax significantly.

Meeting Schedule Change

Due to holiday conflicts, Amy Jackson suggested to re-schedule the regular board meeting in November to follow the same day after the Annual Board Meeting. Unpaid bills and minor business would be conducted.. The board also discussed and agreed to meet December 22nd at Trailside and at the Sprague Library in S alt Lake, January 26th.

New Business

Annual Board Meeting

Hutch gave a brief overview of a few topics for his planned presentation. .He wanted to discuss

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the important improvement for lower Tollgate. Ted Bonnitt would present a proposal that pertained to options for conservancy easements and open land preservation. The rules for PMEEF plowers would be discussed.

There was some discussion that entertained doing improvements at the entrance of the lower parking lot. Mr Foster suggested the ranch would pay for a study. The board expressed mixed concerns toward fixing a pot-hole that would encourage undesirable visitors.

2010 Budget

Mr Burdette would prepare a presentation for the general meeting that would discuss in length necessary vs. variable expenditures proposed for next years budget.

Unpaid Bills

It was moved and seconded to pay the unpaid bills as presented. The motion passed.

Meeting Schedule

Ms Larson was asked to cancel the meeting scheduled the 4th Tuesday of November. Scot Erickson would check on the schedule for Trailside.

Meeting adjourned 8:42

Approved by _____ Date _____