

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
RANCH MANAGER'S OFFICE
ARAPAHOE DRIVE
PINE MEADOW RANCH
NOVEMBER 15, 2010

In Attendance: Hutch Foster - President, Dan Heath - Vice President, Bob Burdette - Treasurer, Suzanne Larson - Secretary, Bruce Hutchinson - Area 5, Scott Clausen - Area 2, Scot Erickson, Alan Powell - Area 3, Amy Jackson, Area 7.

Duane Yamashiro, Tom Deaver and Scot Erickson were excused.

Ex Officio: Jody Robinson, Ranch Manager

Hutch Foster called the meeting to order at 8:30 p.m.

Monthly Budget

Mr. Burdette reviewed the unpaid bills totaling \$20,849.72. He noted that the largest bill was from the Summit County Treasurer in the amount of \$10,095 for property taxes on 11 lots in Summit County. The taxes on two lots in Morgan County were paid last month. The invoice from KGC Associates was higher than normal due to the mailings and the process of soliciting candidates for office.

Mr. Burdette stated that Jody had purchased the asphalt used on Forest Meadows using the credit card, however he had not seen a bill. He would ask Carol if it had paid electronically.

Mr. Hutchinson asked if the December Board meeting had been cancelled. Mr. Foster stated that the Board was still scheduled to meet in December. At the last meeting, he requested that each Board member contact him early in December to let him know whether or not they would be attending. If it appears there would not be a quorum, they will plan to hold an executive meeting.

MOTION: Bob Burdette made a motion to pay all the bills as outlined. Suzanne Larson seconded the motion.

Dan Heath recalled that the Board has asked Carol to compare propane costs because Suburban Propane tends to charge higher than most companies. Mr. Foster suggested that they vote on the motion to pay the bills and then discuss propane. Mr. Heath noted that Suburban Propane was one of the bills being voted on. Mr. Burdette clarified that the charge from Suburban Propane was for the tank rental.

Mr. Hutchinson asked for the cost of renting the tank. Mr. Burdette replied that it is \$125 plus tax for a total of \$133. Mr. Foster suggested that Mr. Burdette hold the bill

from Suburban Propane rather than vote to pay it this evening. Mr. Hutchinson understood that Suburban Propane was recently bought out by Utah LP. Mr. Heath recalled that the Board was going to look into purchasing from Hone. Mr. Burdette stated that Carol had contacted Summit, Hone and Suburban Propane for cost comparisons. Mr. Foster asked if Summit was Utah LP. Mr. Burdette replied that this was correct.

Mr. Burdette pointed out that if they rent a tank, that company becomes their supplier. If they purchase a tank, they have the ability to choose a supplier every time they fill the tank. Mr. Hutchinson stated that he has a contract with Utah LP for \$75 a month. He suggested that if Utah LP had bought out Suburban Propane, Mr. Burdette should let them know that over the years they have been paying too much and in the future they want to pay the \$75 like everyone else. Mr. Foster felt it was worth pursuing if they could verify that Utah LP does own Suburban Propane. Mr. Robinson noted that the tank is still half full and suggested that they continue renting until Spring.

Mr. Burdette noted that Suburban Propane charges approximately \$1.00 per gallon more than Hone or Summit. Mr. Foster remarked that Suburban Propane quoted Carol a lower price over the phone than what they actually charge the Association.

Mr. Burdette asked if he should modify the motion to pull Suburban Propane from the unpaid bills. Since they were renting the tank, Mr. Hutchinson did not believe they could withhold payment. The Board concurred that they should empty the tank during the Winter and address this issue in the Spring.

Mr. Burdette clarified that they should pay the bill from Suburban Propane, rent the tank for the year and address the issue in the Spring. Mr. Burdette called for a vote on the motion as originally stated.

VOTE: The motion passed unanimously.

Ranch Manager's Report

Jody Robinson had nothing new to report.

Salary Compensation

Mr. Foster stated that in addition to the accolades the Board gave Jody during the annual meeting, at the last meeting the Board talked about his compensation. Mr. Burdette stated that the Board voted to increase Jody's salary from \$50,000 per year to \$52,500 per year. Mr. Foster noted that the Board also voted on an official vacation policy to give Jody three weeks of paid vacation.

Jody remarked that he and the Board needed to discuss deer hunt security for next year because he would not be able to do it.

Miscellaneous Business

Credit Card charge for asphalt

Carol re-joined the meeting and Mr. Burdette asked her about the asphalt charge on the credit card. Carol recalled that four separate charges were included in the same bill totaling \$17,000. She noted that the charges were itemized in the profit and loss she had provided. Carol clarified that the asphalt was purchased with the Capital One Ranch credit card and that payment was made electronically.

Minutes

Mr. Foster commented on the length and detail of the minutes and asked Carol to attach a summary page of items discussed and motions. Carol acknowledged that the minutes are very detailed, but in the case of a lawsuit, the minutes would hold up in court.

Ballot Procedure

Mr. Hutchinson asked if the ballots needed to be mailed separately or whether they could be attached to the bottom of a newsletter. He felt this would cut down on the number of mailings and subsequently the cost. Carol explained that the Bylaws dictate that the ballot is sent one day after the annual meeting. The newsletter with all the candidate information was sent prior to the meeting.

Mr. Burdette stated that per the bylaws they must send the announcement of the annual meeting and the call for nominations. In addition, a newsletter is sent with another announcement about the annual meeting, and then the ballot is sent. Mr. Hutchinson reiterated his request to eliminate one mailing. Mr. Foster recalled that in the past they only did two mailings. Carol stated that it is still only two. The call for candidates is always a postcard and the newsletter has the candidates statements. Dictated by the Bylaws, a ballot is sent one day after the annual meeting. Mr. Foster pointed out that the Ranch is governed by Bylaws and those are amendable. Carol suggested that they amend the Bylaws if possible to reduce the number of mailings and the expense.

Carol reported that someone had suggested that they turn the website into a newsletter after the meeting, with a copy of the approved minutes. Mr. Foster felt it was better to create a newsletter rather than rearrange the website.

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Next Meeting

Mr. Foster was still uncertain whether they would have a quorum for the next meeting on December 28th. Ms. Larsen noted that the December meeting was scheduled for Trailside. Mr. Foster expected the meeting in January to be a long and heated discussion.

The meeting of the Pine Meadow Owners Association Board adjourned at 9:15 p.m.
