

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SONS OF UTAH PIONEER HALL
3301 EAST 2920 SOUTH
SALT LAKE CITY, UTAH
NOVEMBER 16, 2009

In Attendance: Hutch Foster, Dan Heath, Bob Burdette, Scott Clausen, Scot Erickson, Suzanne Larsen, Jennifer Kanzler, Amy Jackson

Excused: Bruce Hutchinson, George Ramjoue, Duane Yamashiro

Ex Officio: Jody Robinson

Hutch Foster called the meeting to order at 8:35 p.m.

Approval of Minutes - October, 2009

Approval of the October minutes was tabled to the next meeting on December 22, 2009.

Monthly Budget

Bob Burdette reviewed the list of unpaid bills, totaling approximately \$25,000. He noted that the large amount was not unusual for the end of the year.

Mr. Burdette reported that the bill from Ed Ercanbrack was for six loads of sand that was delivered to the Gravel Pit for Alexander. Nine loads were delivered but they were only billed for six. He expected a bill for the remaining three loads. Mr. Foster remarked that when the culvert was replaced on Alexander Canyon, they found that the Water Company had spade through a 36" culvert. One of the culverts that was replaced was damaged during the water line installation and some of the cost could be billed back to the Water Company. Mr. Foster clarified that after the water line was replaced there was no longer room for a 36" culvert and it was replaced with a smaller culvert.

Carol noted that her bill from KGC Associates was higher than usual because it included printing costs and postage for the annual meeting.

Mr. Burdette added to the list of unpaid bills, an invoice that was handed to him this evening from Kinghorn, Bradley and Frazier in the amount of \$450.00. That charge was approved by the Board several months ago for an appraisal on a lot.

Mr. Burdette noted that last month he had written a check to pay for the facility being used this evening. The check was not brought to the meeting and he requested

Pine Meadow Ranch Owners Association
Board Meeting
November 16, 2009
Page 2

authorization to write out another check to pay for the building rental. The first check would be voided.

MOTION: Bob Burdette made a motion to APPROVE payment for all the bills outlined for approximately \$25,000 plus the \$450 appraisal bill and the replacement check in the amount of \$150 for the building rental. Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

Mr. Burdette reported that the Association would be starting January with a surplus. He was unsure of the exact amount, but believed it could be as much as \$10,000. Mr. Burdette remarked that they were significantly under budget for 2009.

New Business

Mr. Foster asked Mr. Heath if he had contacted the County. Mr. Heath stated that he had not contacted the County. Mr. Foster suggested that they look at a map to see if it is usable to the Association before they give it up. There might be a possibility to turn a right-of-way into an emergency egress. He asked Mr. Heath to look into it.

Mr. Foster suggested that the Board discuss the construction guidelines at the December meeting so a document could be drafted and made available to the owners.

The meeting of the Pine Meadow Ranch Owners Association adjourned at 8:45 p.m.
