

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SONS OF UTAH PIONEERS
NOVEMBER 16, 2011

In Attendance: Hutch Foster, Dan Heath, Bob Burdette, Suzanne Larson, Tom Deaver (Area 4), Matt Brown (Area 1); Alan Powell (Area 3); Amy Jackson, (Area 7); Bruce Hutchinson (Area 5), Mike Gonzales (Area 6).

Jeff Hubbard (Area 2) was excused.

Ex Officio: Jody Robinson – Ranch Manager

Hutch Foster called the regular meeting to order at 9:11p.m, following the Annual General Meeting.

Dues Proposal

Bob Burdette had sent the Board member dues proposal and the budget structure. Mr. Foster noted that the attorney, Ted Barnes, had provided specific feedback regarding the dues structure the Board has been using for the past six or seven years. Mr. Barnes advised that the current dues structure was inappropriate and should be revised.

Mr. Foster suggested that the Board table the discussion to a future meeting where it could be discussed as a major agenda item. The Board agreed to hold their December meeting on Tuesday, December 6th, 6:30 p.m. at Bob Burdette's home. The earlier date would avoid holiday conflicts. Mr. Foster suggested that Carol try to reserve the Sons of Utah Pioneers Building for a Special meeting Ranch-wide, on January 4th to discuss the dues structure.

Mr. Foster would forward Ted Barnes' analysis of the dues question to the Board members prior to the January meeting. He emphasized that both Mr. Barnes' and Mr. Burdette's correspondence should remain confidential.

Unpaid Bills

Mr. Burdette reviewed the unpaid bills in the total amount of \$24,430. He noted that half of the bill from Clyde, Snow and Sessions related to the SSA and the other half related to the McCallister Development. Hone Propane is for the new tank. The other bills were for the regular and customary expenses as budgeted.

MOTION: Bob Burdette made a motion to pay all the bills outlined. Dan Heath seconded the motion.

Mr. Hutchinson questioned the bill for stamps for proxies. Carol explained that she would be mailing the proxies the next day. She clarified that proxies are the voting

ballots.

VOTE: The motion passed unanimously.

Ranch Manager's Report

Jody stated that Pine Meadow Ranch had an opportunity to purchase a County owned four-wheel drive tractor, full cab, worth \$30,000 for approximately \$10,000. It has a front end loader and attachments. He believed that having a tractor on the Ranch would be beneficial. Jody requested authorization to submit a bid to Summit County for \$10,000. Mr. Burdette confirmed that the Association had the finances to cover the bid and purchase.

MOTION: Tom Deaver made a motion to authorize Jody to bid \$10,000 on the tractor. Alan Powell seconded the motion.

VOTE: The motion passed unanimously.

Jody commented on purchasing a security camera. Mr. Foster stated that he had personally purchased a night vision IP camera because Jody and others on the Ranch would like to gauge the snow fall before coming up. The camera would be placed at Mr. Foster's house and the snow markers would be visible on the website.

The meeting of the Pine Meadow Owners Association Board adjourned at 9:35 p.m.
