

Pine Meadow Ranch Homeowners Association Board Meeting  
April 8, 2008  
East Millcreek Library

Attendings: Hutch, Scott, Bruce, Dwayne, Robert, George, Sue, Bob  
Guests: Gary and Nanette Hoxer

Called to order at 6:30 P.M.

I-Minutes read, corrected. Motion to approve as corrected, seconded, passed  
unanimously

II- ECC Plan Review-Gary and Nanette Hoxer presenting plans. 'Lodge Log Homes' plan.  
Full round logs.

They need a lot survey and site plan. Proposing a green metal roof, natural  
colored log. Impact Fee to

be paid when requirements are fulfilled.

III-Owner/Visitor forum- No issues at this time.

IV- Water Board- No issues at this time.

V. Budget Review-

A- Income at this time \$168,018.45

B- Budgeted at this time- \$60,823.67

C- Bills;

Clyde, Snow, Sessions and Swenson	\$ 4,026.26
Geary Construction	540.00
KGC Associates	1,082.98
Sugarhouse Self-storage	<u>158.00</u>
Total	\$ 5,807.24

Motion to pay all bills as presented. Seconded, passed unanimously.

D- Motion the change invoice form to include legal/collection fees to invoices sent  
to owner/members

in non compliance, and change our collection policies.. Seconded, passed  
unanimously.

E- One homeowner has sent a note with his dues invoice about lack of road  
maintnance in Forest

Meadows. Robert suggests we NOT refer it to Ted. Newsletter to  
address problem, and let all

owners know that roads will be maintained as we have the funds to do so.

F- George made a motion that we amend our policies to reflect that if a matter  
requires legal advice/

action, the costs be paid by petitioner (TDR's, lot line adjustments, etc) at  
discretion of board.

Seconded, passed unimously.

VI- Job applicant-

A- Jody L Robinson

Currently employed by Geary Construction. Does the Winter plowing for the Ranch.

Applicant requested Salary of \$50K, plus \$300/mo for diesel fuel, plus insurance package.

Board interviewed this applicant. Meeting was closed at this point for Executive discussion.

#### VII- Old Business

A. Website migration- ongoing

B- Church properties assessment- ongoing

C- Plow damage update: power back on in pedestal that was damaged. Bill may be shared by Geary.

Ranch and Rocky Mountain Power.

D- Gale lot line adjustment has been finalized.

E- Legal: Whiskey River Trucking/Contech. Negotiations continuing between lawyers.

#### VIII- New Business-

A- #34 Arapahoe (rental cabin) Heavy equipment still blocking road. Board needs to send a letter

of non-compliance, mark road edges, tow cars in non-compliance.

B- Job interviews are done, no further applicants.

C- Summer projects list-

1- Forest meadows maintenance

2- Properly prepare Tollgate before doing more work on it; consult an engineering firm.

3- Board members to make up a 'wish list' of projects that need doing.

Meeting adjourned at 8:32 P.M.