

Pine Meadow Ranch HOA Board Meeting
May 13, 2008
East Millcreek Library

Attending: Hutch, Bob, Robert, Sue, Bruce, George, Dan, Scot, Jen, Scott, Duane, Carol Steedman
Guests: Bill and Cheryl Groot, Eric Anderson, Frieda Butterfield (Revenue Recoveries)

Called to order 6:33 P.M.

I-Minutes- Correction; Discussing an SSD so Summit County would take care of roads: incorrect. Correction; Interested in possibility, discussing same. Minutes to be approved at a later date.

II-Owner/visitor forum;

A-Bill and Cheryl Groot, plat E, lot 70 am. Want to build a barn, gray metal roof and gray siding. 768 square feet in area. No lot plan at this time.

B-Eric Anderson E28. Observing the meeting.

III-EEC Plan Review; Plans approved, agreement to be drawn up and approved at a later date.

IV-Revenue Recovery: Frieda Butterfield representing the collection agency. Presented a contract for review, clarified points in contract. Court fees are to be paid by debtor. Motion to contract with 'Revenue Recovery' agency for debt collection made by Scot, 2nd by George. Discussion about split of collected fees; agreed on 35% of collected fees to go to agency on debts assigned at this time. Contractual split on any debts assigned after this date (May 13, 2008). Passed unanimously. Motion to continue with warning letters, a letter that says "next letter will be from our collection agency". At 120 days delinquent, must have payment in full. Seconded, passed unanimously

V-Water Board: In one week will repair Shady Land where 3 lines froze. Water on Arapahoe and downstream in Forest Meadow Ranch will be off for most of Summer. Restored in 1500 foot increments as repairs are completed.

VI-Old Business:

A-Sugarhouse storage cleanout; Scott Boyle has the key, and will help with the cleanout. Bruce H. to follow up.

B-Postcard instead of mailed newsletter:
communications will be on website from this point on unless owner requests paper newsletter.

C-Website launch;

1-Password obtained for Administration link.

2-Updates are area representative

responsibilities.

3-e-mail system will go on website

4-Need representative term expiration updates

5-Host change; button on website to subscribe to the ranch newsletter.

D-Progress on firebreak (Scot); In process for funding, will update at Trailside meeting.

E-Ranch Manager status; Jody has been working on grader on his own time; feels that new brakes are not needed. Has fixed a couple of tires, adjusted the blade. Contract awaiting only a solid insurance agreement (contract).

F-Goats will be used for some of the weed control again this year.

VII-New Business:

A-Water Company to build expanded building on our land with an agreement to lease the land for \$1/yr. We can use excess space (less pmt of payment of utilities). We pay property tax on land, Water company pays property taxes on building.

B-August 16, wedding at gravel pit. Party to submit a plan; number in party, how late will party go, will there be alcohol, adhere to fire precautions, must provide port-a-johns, dumpsters, and a deposit, refundable if site is cleaned up.

C-Maintenance possibility for lower tollgate (SSD?) unsettled at this time. Discussions ongoing with Summit County

D-Review impact fee for additions/remodels. Is \$1/sq. ft. too low? Maybe \$2/sq. ft. with 1/2 refundable if construction done only in dry months. Motion for same, passed split vote 6 on favor, 4 against.

VIII-Area Rep discussions:

A. Duane; Owner in his area wants to live in his cabin all summer; Is road passable? Will we make it passable?

B-Scot has heard of homeowner with horses (undisclosed number) and electrified fencing (against CC&R's). Will check into problem.

C-Bruce; We need to reiterate to plowers during winter; need to plow to Ranch standards. Roads are in VERY bad shape this year due to heavy snowfall and incorrect plowing.

IX-Budget Review:

Pay all bills as presented. Moved, seconded, passed unanimously.

Meeting adjourned at 8:42 P.M.