

PMRHOA

Trailside Building

May 27, 2008

Attending: Hutch, Scot, Bob, Robert Jen, Sue, Dan, George, Jody

Guests: Rich West, AlanPowell, Lori Nadeau, Marc Nadeau

Called to order at 6:30 P.M.

I. Minutes

- A. 4/22; read: motion to accept, second, passed unanimously
- B. 5/13; read: motion to accept, second, passed unanimously

II. Owner/visitor open forum; no issues

III. ECC:

- A. Rich West (PI-E-8) wants to build a 2000 sq. ft. addition to existing cabin

that includes a garage. Siding dark brown, black asphalt shingle on roof. Approved by board.

- B. Groot site plan presented, approved, impact fee accepted.

IV. Water Board: projects to proceed as planned as per hydrants and Arapahoe water replacement..

V. Old Business:

- A. Lower Tollgate discussion with Summit County regarding possible SSD. Utah law allows counties to define smaller tax areas with defined boundaries. Taxes are based on taxable assessed values. Hutch met with certain Summit County officials to form a 'Lower Tollgate Canyon' SSD for County to maintain road to County standards. Legally confirm easement on private properties Do we have legal easement (historical use). Assessed value of PMR and FMR = \$93+million. Proposed maintenance budget of \$150K. SSD will decide on budget, amount of improvement and maintenance. Feasibility study only, at this time. Lori Nadeau offered to research properties outside of Ranch that use our roads, and find property valuations. Lengthy discussion of possibilities.

- B. Traffic Study; George will summarize to Hutch next meeting.

C. Ranch manager hire date; 1 day to 2 wks, depending on insurance underwriting.

- D. Sugarhouse storage; discussion deferred to next meeting.

E. Area Maintenance projects from area representatives deferred to next meeting.

VI. New Business:

- A. Fire grant projects presentation (Sarah West, Alan Powell)

\$120-150K/calendar

year

- 1. Chipping bids for trees- We need min. 3 bids. Fire crews do work for County-not always available when we need them; may not be available at all if it is a bad fire year.. There is one company that will give us a bid and time. They will drive roads on the ranch and clear brush piles 10 feet from roadside. Owners will flag trees not to be chipped. Lengthy discussion on what and where.
- 2. Sign bids. Exits, road signs, fire danger level warning signs;

\$300-\$1000.

Evacuation plan and signs. CERT teams. Warning letters for owners not in compliance.

- 3. In-kind labor (clear brush etc on our own lots), log hours and turn in

to

Fire Grant team. Applies toward next year's grant. Scot in charge of fire break perimeter to encircle Ranch.

B. Reevaluation of annual dues-need special open meeting to vote on feasibility. Need

to show how costs have impacted budget. Discussion on whys and hows. Need updated engineering study. Motion to table discussion on increased dues until actual maintenance season. Second, passed unan.

C. Financial letter for Summit County commissioner on the McAllister proposal. Combine

lots and pay only 1 dues, or pay dues on all lots separately (pink

letter).

Motion to send letter, second, passed with Dan abstaining.

D. Nuisance, trespass and dangerous off-road vehicles. Covenant #14.

Letter of non-

compliance sent to offender with instruction to contact area rep-call or

whatever.

\$50 fine. Take picture to verify complaint.

VII. Budget.

Insurance	\$2668.00
Water Co.	24.50

Total 2692.50

Motion to pay bills as presented, second, passed unanimously.

VIII. Area Rep issues. Wedding in gravel pit. Owners will pay \$200 deposit. Wedding is August 16, 2008.

Meeting adjourned at 8:35 P.M.