

Pine Meadow Ranch HOA Board Meeting
June 10, 2008
East Millcreek Library

Attending: Hutch, Robert, Scott, George, Dan, Scot, Jody, Bruce
Guests: Bill Benelli, Ralph Moses, Marilyn Moses, Haig Zeghlchianian, Bill Perfetto

Meeting called to order at 6:30 P.M.

I. Minutes read, move to accept as presented, seconded, passed unanimously.

II. Owner/visitor open forum: Ralph Moses built his cabin in 1976. The road behind his cabin was extended at that time for safety. He has the complaint that the road leading from his cabin from the back way, that was cut for access and safety, has been usurped by a resident not in the association for private use. This individual has gone so far as to threaten Mr. Moses with a .38 caliber gun to keep him from using this road. Mr. Moses complains that the road has been neglected, and now he is completely unable to use this egress. Would like the Association to press the issue of access to this road in any way possible to prevent the above individual from denying free access. Board will consider this request.

III. EEC plan review:

- A. Bill Benelli (lot E-85) presented a plan for a Whisper Creek log home. Log siding, brown stain, Brown metal roof. Problem with adjoining lot; he believes the septic drain field from the neighboring lot is partially on his property. He wants to make sure the property owner is aware as E86 is up for sale at this time. Dan will take plans to Jen. Mr. Benelli needs a water letter. EI fee paid at this time.
- B. Haig Zeghlchianian and Bill Perfetto want to build on Porcupine Circle (FM-D-178). Need a lot plan. Natural wood siding, shingle roof.

IV. Water Board: Planned project has been started. Forest Meadow water line will be

without water for only a few weeks instead of months. Scot suggests regrading Grandview and Forest Meadow intersection so it is not as dangerous as it now is. Hutch suggested Scot let owners know that this corner is to be improved, and to plan accordingly..

V. Ranch Manager Report:

- A. Equipment maintenance: work on grader; repaired 6 nailholes in tires, but tires are shot. Suggests four new tires; moved, seconded and approved by board. Shinned blade. grease in most fittings, windows repaired. Needs oil change, which he will do.
- B. Alexander, Elk, Tollgate, Arapahoe, Forest Meadow and Alexander have been 'salvaged'. Pine Meadow, Navajo and Aspen to be worked on.
- C. French Drain on Bull Moose, Forgotten Lane and Elk Road.
- D. Suggested that when we call for 'blue stakes' to located lines, we draw our own map for future reference so we know where they are.

VI. Old Business:

A. Sugarhouse Storage; no report at this time. Bruce wants to make sure Scott Boyle is present when this shed is cleaned out, as he knows what most of the documents are, and how relevant they might be.

B. LDS property assessments: Stakes contribute approximately 18% of traffic in 3 Summeer months. \$4200 in fees paid. \$9000/yr deemed equitable for average road maintainence cost from Church use. Subtract snow plowing and non-related road repair from annual road expenditures and take 18% of remainder as Church fee.

C. Roads 'Master Plan'. Costs have risen sharply since study was done. Dues need to be raised to cover basic needs. Cost of maintenance has risen 38%, which equals 38% less money available for roads. Emergency access roads are non-accessible. Drainage problems, if repaired, save roads. Culverts are not up to spec. Recommend riprap at openings to prevent clogging and collapsing from vehicles crushing ends of culverts. Culvert maintenance is the rsponsibility of the owners, and should be done yearly. Need to upgrade existing culverts. Suggested we bring Kip back to repair improperly installed culverts on Elk Road. Check with County for culvert requirements. Owners need to clean culverts and mark them for the Winter.

D. SSD for Lower Tollgate: Lengthy discussion. Agreed we need to have an open meeting to approve SSD, and get input about new taxes that will be required of all homeowners in the area (not just the Ranch).

E. Sign at bottom of road; Jen ready to go on it. One sign for Realtors, one for owners as an information board (Jen).

VII. New business

A. Summer projects

1. Mag water/bids and scheduling. Jody against mag water, but will do as board requests.

VIII. Budget. Bob not present, and no pressing bills at this time.

Meeting adjourned at 8:45