

PMRHOA Board Meeting
June 24, 2008
Trailside Building

Attending: Jody, Hutch, Scot, Bob, Jen, Sue, Duane, Dan, Robert, Bruce

Guests: Denise Gray, John Boyce, Ken Jones, Lori Maag, Dan Maag

Meeting Called to order at 6:32 P.M.

I. Minutes; Read, move eto accept as presented, second, passed unanimously.

II. Owner/visitor open forum:

A. John Boyce offered help with flagging, using heavy equipment on roads etc. Expressed appreciation for board. Complained of dogs barking constantly. Has obtained a bid for asphalt to patch bad spots on lower tollgate. Ken Jones accompanied Mr. Boyce and made the same offer of help.

B. Denise Gray sitting in to observe meeting procedure.

III. ECC Plan Review: Lori and Dan Maag (PI-C-37) on Navajo (Area 4, Jennifer)

presented plans for a cabin. Siding; concrete board with wood texture, brown color. Dark green metal roof. No impact fee at this time. Move to approve plans, second, passed unanimously.

IV. Water Board update. No recent meeting due to no quorum. Grandview in Forest

Meadow is a problem due to rock shelf, work proceeding slowly.

V. Old Business:

A. Sugarhouse storage to be cleaned out by August. Scott B. has not been available to help clean out. New storage area will not be available until Fall. We may use part of existing water shack until that time.

B. LDS property assessments; postponed due to George absent from this meeting.

C. Wilson Ranches; continues ad infinitum.

D. Paul Peters collections; Peters appealing Supreme Court ruling as a delaying

tactic. Ted forsees no problem with this appeal.

VI. Budget review; Moved to pay all bills as presented, second, approved unanimously.

Discussion on Jody's pay and insurance-automatic deposit set up. Check cut for work already completed to this point. Discussion on impact reimbursement

vs. money to spend. Projected budget presented, with lengthy explanation of estimated expenses.

VII. Ranch Manager Report:

A. Equipment status- good.

B. Projects completed or in progress:

1. Mag water-\$13K on steepest areas only.

Tollgate, Navajo to Arapahoe, Pine Meadow Drive, Hillcrest Lane, Valley View Road to Grandview, Forest Meadow to Grandview.

2. Aspen View and Alexander-3"- on both. 1800 ton @ \$42K. Board prefers to skip Aspen View at this time and put the gravel on more traveled roads. Alexander must be repaired. Need road base on Tollgate before mag water applied. \$28K for Alexander only. Water truck rental for 2 weeks, roller rental for two weeks, cost to be ascertained.

3. 2 French drains @ \$1K each, materials and machine use. Forgotton Lane, BullMoose. Hot patch work on Lower Tollgate seems to be a priority. Check out cost for hot patch on Lower Forest Meadow. \$900/truck (14 ton). Repairs onBullMoose to be done only after water line laid.

VIII. Summary of total budget:

Alexander Canyon-\$28K for Gravel 3"- . Roller in July. Mag water \$15.8K.

Water truck unknown. French drains, 2@\$1K ea. Lower tollgate patch \$3K.

\$46K budget+ water truck+ roller. Goats \$300. \$500 weed management.

sprayer needed. Jody using personal ATV for weed control. Lengthy discussion.

Total budget for summer road work \$50-55K. Motion to authorize \$50K for roads,

second, passed unanimously. Lengthy discussion.

IX. Area Rep issues.

A.Red roofed cabin was approved for green roof, change was made during construction without board approval.

B. Fire pits approved by Scot and Jen as all regulations were adhered to.

Meeting adjourned at 8:35 P.M.