

PMRHOA Board Meeting
East Millcreek Library
August 12, 2008

Attending: Dan, Scott, Hutch, Bruce, Jennifer, Robert, Bob, Jody, Duane, Sue
Guests: Scott Boyle, Lori and Dan Maag

- I. Minutes: Move to accept as read, second, passed unanimously.
- II. Owner/visitor open forum: No business at this time
- III. ECC plan Review: Lori and Dan Maag present modified plans for cabin; Natural log siding, green asphalt shingle roof. Lot C-37. Plans accepted, impact fee accepted at this time. Some bylaw reminders.
- IV. Water Board update:
 - A. Water tied in approx. 1/6 of way down Arapahoe. Lines being flushed. Will be connecting to Forest Meadow to Grand View.
 - B. Maintenance shed has floor poured, and work is proceeding on same.
 - C. An owner has no water letter but building permit has been issued. Concern about whether he will build an unapproved structure. Dan says letter was not water letter, and plans will be forthcoming. Hutch is following up on matter.
- V. Old Business: Proposals
 - A. Lower Tollgate
 1. SSD vs SID:
 - a. County, HOA, owners below Ranch limits, LDS Church, owners above Ranch limits as members of SSD to decide on expenditures and method of collecting funds.
 - b. Special Improvement District would entail fee until project finished, then fee would go away
 2. Homeowner fee increase; Problem that road is not within Ranch boundaries and many other entities use road.
 3. LDS Church should be willing to pony up large amount as they did in Timber Lakes with Church properties adjacent.
 4. SID can bill LDS Church, as it is not exempt from fees rather than taxes. Very lengthy discussion on subject.
 - B. Future Forest Meadow Road construction; approx \$300K/mile to pave. We would have to pulverize what is on Forest Meadow road and compact it before we can resurface, as roto mill is a hazardous waste. (Fantasy list if the association were swimming in money)
 - C. Water truck and Roller
 - D. Forest Meadow Drive from I-80 to the Ranch
 - E. Bull Moose between Porcupine and French Drain
 - F. Aspen Ridge needs 3"-.
 - G. Shady Lane needs 3"-.
 - H. Forgotten Lane French drain +3"- or road base
 - I. Pine Loop
 - J. Modoc
 - K. Arapahoe at Valley View
 - L. Small dump truck for sand and water tank
 - M. Tools (torch and welder to repair grader)
 - N. 4 wheel ATV
 - O. Culverts (Alexander Canyon)
 - P. Recreational Areas at the gravel pit
 - Q. Turnout lanes (Tollgate)
 - R. Shoulders on asphalt to prevent erosion
 - S. Road signs
 - T. Reroute Forest Meadow Road to lessen grade (switchbacks)
 - U. Change traffic flow on Forest Meadow so uphill traffic veers to right to go uphill as now flows, but downhill would go to right side of ranch manager shack to a stop for safety on a slippery day.
- VI. State has been doing fire safety work chipping brush for fuel reduction. Still working on it. Fire safety sign in works.
- VII. Ranch Manager Report: Grader still in good shape, Jody will fix flat tires from now on.
 - A. Weed spraying done.
 - B. French drain in on Bull Moose
 - C. Roads being graded, ongoing
 - D. Send Thank You letter to Don Boyce and Ken Jones with \$50 gift card to Red Lobster or equivalent. Motion, second, pass unanimously. Check to Jody to buy, he will deliver.
- VIII. Jen reporting on homeowner sign; quote \$267.00. 40"x41" with glass cover. Move we increase budget for sign to cover sign. Second, passed unan..
- IX. Budget:

All projects have come in under budget at this time. Kudo's to Jody!
(He wants a BIG Christmas Bonus!)

Whiskey River Trucking	\$960.00	(Pmt. in full!)
Contech	\$3711.00	
Other bills	\$35,000.00	Proposed we pay in full,

seconded, passed unanimously.
- X. Area Rep Issues. Abandoned water tank needs to be removed, Brian Myers will remove and make use of it.

Meeting adjourned at 8:32 P.M.

Elk road culverts charges still in question

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