

Pine Meadow Ranch Homeowners Association Board Meeting  
September 23, 2008

Trailside Building

Attending: Scot, Bob, Sue, Hutch, Jen, Jody, Dan, Duane  
Guests: Matt and Jill Brown, Lisa Peck (observing), Jeff Jensen

Called to order at 6:36 P.M.

I. Minutes: Move to accept as corrected, second, passed unanimously

II. Owner/visitor open forum: Lisa Peck reporting on the 2nd annual  
Tollgate Canyon 5K race: quite successful. All proceeds from  
the race to be donated to the Homeowners' Association for a  
beautification project to be done after the water reconstruction  
work is finished. Reseeding and renewal type of plan

III. EEC Plan review: Matt and Jill Brown presenting a plan for a cabin;  
perk test done. Shingle roof, fireproof siding (resembles aged  
wood) tentative approval, EI fee to be paid at a later date.  
Scott Clausen is, or will be, area rep.

IV. Water Board update, Water off in part of Forest Meadow. When  
12" pipe installation is complete all water will be on (perhaps  
by the end of the week). We may not resurface all roads,  
but will try to put 3"- on the worst roads. Building for water  
company is now complete.

V. Ranch Manager Report: Plow checks out well, needs new chains.  
Completed Projects; Parking lot sign repainted, regraded roads  
after the rain washed them down.  
Future projects; May be cleaning culverts as possible,  
Will be patrolling for poachers from 10/4.  
If we see any poaching activity, call Sheriff and  
report.

VI. Old Business:

1. LDS property assessments; have been doubled  
and they have

agreed to pay. Have been informed that this  
fee is not

permanent, and may be increased in the  
future. Fire

standards were also discussed with the  
Stakes.

2. Dark Skies; this is a county ordinance that we will  
be encouraging

residents to comply with.

3. 2009 Budget; Lengthy discussion on road

maintenance of roads NOT

belonging to Ranch but necessary for SAFE

egress. Discussion

of most efficient use of funds. SSD brought

up and encouraged

by all board members. Mailing to notify all

homeowners of annual

meeting and possibility of increased

homeowner fees if no SSD

is organized. OR very little road maintenance

done on Ranch roads due to maintaining

Tollgate, which we do not own.

VIII. New Business:

Board is investigating investing in some maintenance

equipment in order to

save money on rentals or hiring other companies.

Annual meeting date to

be set; tentative date of 13 november (Thurs) at

6:30 P.M. at Park City

Academy.

IX. Budget Review:

A. Michael Reason want refund of EI fee. Do refund

until structure completed

and final inspection done, with certificate of

occupancy issued.

B. Whiskey refused check marked 'paid in full'.

C. It is proposed we pay \$2,317.69 to pay

outstanding bills, plus \$200 to

Michael Reason for EI refund.

X. Area Rep issues: none

Meeting adjourned at 8.23 P.M.