

Approved
May 20, 2014, as written

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SHELDON RICHINS BLDG.
KIMBALL JUNCTION
PARK CITY, UTAH
APRIL 15, 2014

Board Members: Tony Tyler – President; Dan Heath – Vice-President; Pat Kreis – Treasurer; Honey Parker – Secretary; Jeremy Jespersen (Area 2), Alan Powell (Area 3), Tom Deaver (Area 4); Mark Hogdson (Area 5); Mike Gonzales (Area 6); Nick Boyle (Area 7),

Ex Officio: Jody Robinson, Ranch Manager

Excused: Matt Brown (Area 1)

Guests: Bill Groot - Lot E-70AM, Bill Benelli, Lot E-85; Greg Gilliam PI-D-41; Preston Kilbourne PI-5.

Tony Tyler called the meeting to order at 6:33 p.m.

Approval of Minutes

Approval of the Minutes was tabled until the end of the meeting.

Owner/Visitor Open Forum and Owner Communications

Bill Benelli, Lot PI-D-85 stated that he was in attendance to hear about the road projects, particularly Heather Lane.

Mr. Deaver stated that an owner on Navaho Road requested a burning permit for as long as snow was on the ground to burn some dead wood. Mr. Deaver encouraged him to attend this meeting to make his request but he was not present. Mr. Deaver asked Mr. Tyler to table owner communication in case the owner arrived later.

Mr. Tyler stated that the winter burn policy was posted on the website. Any Board member can review the request and execute the permit with a 24 hour notice. The Board member must inspect and sign off on the location. Mr. Tyler requested that the Board Member issuing the permit inform the other Board members via email that a winter burn was approved in a specific location. Mr. Powell told the Board members to inform the owner of the requirement to report the burn to Summit County Dispatch prior to burning.

Mr. Tyler read a letter he received from Brien and Eileen Pariseau, Lot E-28. "Enclosed is our check for the 2014 annual road assessment and HOA dues. The HOA does a good job with the limited resources. We have included our \$305 plus another \$500 to

be used to assist in maintaining Tollgate Canyon and Arapahoe Roads.” Mr. Tyler suggested that the Board send a heartfelt thank you to let them know it was very much appreciated.

Mr. Tyler reported on a follow-up email he received from Doug McAllister regarding the Deer Meadows project. Mr. Tyler stated that Dave Nichols, the owner of the blue roof cabin, has health issues and he has been meeting with Mr. McAllister. Mr. Tyler had not had the opportunity to review the letter. It was fairly detailed and the Board would review and discuss it at the next meeting.

Mr. Tyler recounted that the Board had reached the point of having an approved agreement with Deer Meadows that if certain conditions were met, the Board would support development of Deer Meadows property. Mr. Tyler would reference the original document that the Board agreed to support against any current changes outlined in the latest correspondence from Mr. McAllister.

Mr. Gonzales recalled that the Deer Meadows agreement was put on hold because the owner of the blue roof cabin refused to join the Association. Mr. Tyler replied that this was correct. However, Mr. Tyler understood that Mr. Nichols has agreed to join the Association, but he had not read the email to know if conditions were attached.

Mr. Benelli assumed that everyone had signed the petition for the Wildland Service Area. He had the petition with him this evening if anyone still needed to sign it.

Mr. Tyler noted that Mr. Benelli was referring to the de-annexation. Mr. Tyler explained that Pine Meadow Ranch was now part of the North Summit Fire District; however, they could not pay the assessment until they de-annex from the Wildland Fire Service District. The two Districts overlap in responsibilities and until they are de-annexed from the Wildland Service Fire District, they are not officially in the North Summit Fire District. Mr. Tyler understood that they were lacking approximately 30 signatures from the number required for de-annexation. He noted that people could electronically sign. Ms. Parker would post it on the website and Mr. Tyler would send an email to the Ranch-wide email list.

Mr. Deaver stated that he has spoken with one of the Fire Board members and she told him that the District was planning on using the fee collected from Pine Meadow to build the fire station in stages, so Summit County would not have to provide financial help.

Mr. Tyler has spoken with Ken Smith regarding the possibilities of a land exchange for improvements. The Ranch could provide land for the fire station in exchange for a shop building or something else of value.

Mr. Tyler stated that he had emailed Mr. Glen Moosman, Lot PL-i-2 in response to a question he had raised a question at the last meeting regarding ownership of the road from the technical Ranch boundary and the beginning of I-Plat. Mr. Tyler had researched roads at Summit County and found that Mr. Moosman was partially correct. They are not platted roads for the HOA, but in talking to Summit County, they are owned, maintained and controlled by the HOA to the extent that they allow access to the I-Plat development. Mr. Tyler had marked up a map showing the HOA owned roads and sent it to Mr. Moosman with the explanation he was given by the County for that section. Mr. Tyler clarified that up to the point where Pine Meadow Drive turns to go into I-Plat and then goes up to Oak, those roads are owned, controlled and maintained by the HOA. Roads beyond that point are not currently part of the HOA.

Ranch Manager's Report.

Jody reported that he was having difficulty on Lower Tollgate where the road was blown out. He could not dig it up right now with the water flowing through it. Jody wanted to talk to the Board about temporarily placing trench plates over that section until it dries out enough to install a French drain. Mr. Tyler pointed out that they were looking for a temporary fix without further damaging the road. He believed the steel plates would get them through the next month or two until they could actually work on the road.

Jody stated that a 5' wide x 10' long plate is \$3.50 per day, and they would need two. He estimated the cost at \$220 per month. Mr. Tyler suggested that if they decide to use the plates they should consider safety cones. Jody wanted to place signs indicating road damage or road work ahead. Mr. Tyler thought the cost of the plates for two months would be less than the cost of having to replace three feet of asphalt on both sides.

MOTION: Tom Deaver moved to rent the two steel trench plates and purchase signs as discussed. Alan Powell seconded the motion.

VOTE: The motion passed unanimously.

Jody reported that he had fixed holes at the bottom of the Canyon with leftover Rotomill. The majority of his time has been spent pushing snow and diverting water.

Jody stated that he had found a used transmission for the tractor, but they were still determining whether or not it could be used. If it is usable, the cost of the transmission would be \$4500 plus shipping. He estimated \$1,000 for shipping from Ontario Canada. Mr. Tyler noted that the Board had originally budgeted \$15,000 with the expectation of \$12,000 for the tractor. They were currently \$6,000 into the tractor for the tear-down,

the transport and the diagnosis. Mr. Tyler stated that if the transmission Jody found works, they would be able to install it and save a significant amount on labor. Mr. Tyler remarked that once the tractor is repaired, the Board needs to decide whether to continue with this particular tractor knowing that this model has transmission issues, or whether they should cut their losses, sell it and purchase another tractor.

The Board authorized Jody to move forward with ordering the transmission if it is found to be workable and serviceable. A motion was not needed because the Board had already approved a budget for the tractor.

Mr. Deaver asked if Heather Lane would be addressed this summer. He understood that work could not be done until the road dries out, but he wanted to make sure it was on the list.

Mr. Tyler reported on a phone call he received from Dan Maag, Lot PI-c-3 on Navaho. Navaho has a very muddy section and Mr. Maag asked if he and his neighbors could purchase product to help stabilize that area and if Jody could spread it. Mr. Tyler noted that historically the Board has encouraged owners to purchase product as long as they purchase the right product for that particular road. The owners are not allowed to spread it themselves, but Jody is available to grade and roll it. Mr. Maag was looking for a material that he could put in now, and he had talked to Geary about potentially bringing up a trailer of larger rock. Mr. Powell was concerned that even a trailer would dig up the road all the way up. Jody agreed. Mr. Powell did not believe they could do anything until the end of May at the earliest. Mr. Tyler remarked that muddy roads are typical during springtime on the Mountain.

Mr. Tyler commented on a summer helper for Jody. He noted that traditionally they bring on a helper around the middle of May. Cody was available again this year and Mr. Tyler believed he was the logical choice, unless the Board had other suggestions. With Board approval, Mr. Tyler preferred to let Jody decide when to bring on a helper because he did not want to hire someone to sit around waiting for the roads to dry out. Mr. Tyler noted that the Board had already budgeted for a summer helper and it did not require a vote. Cody was already on the payroll as a winter helper. Mr. Tyler and Jody would review the budget to make sure there was enough money to hire Cody for the summer.

Jody stated that the equipment was running well. He had done routine maintenance on the truck.

New Construction

SS-144-A - Garage

Mr. Tyler noted that Matt Brown, SS-144-A, was planning to build a garage addition and he had emailed his plans to the Board members. Mr. Tyler stated that the garage was anticipated to have power and it would be assessed under the finished square footage cost of \$2.40 per square foot. Mr. Tyler was waiting to hear back from Mr. Brown on the size of the addition. Mr. Brown also needed to submit the signed Lot Improvement Plan Agreement.

Mr. Tyler stated that the exterior material would match his existing house. The roof would either be the same shingles or rusted corrugated metal. The garage doors and trim would be brown. The siding would be the same dark red as the house. Most of the garage would be buried under the hillside and the visible siding would be minimal.

Mr. Gonzales thought the small subset of plans they received were not clear as to what was being added. He asked if anything else was being modified to connect the garage to the house. Mr. Tyler understood that the garage was intended to attach to the side of the house as an addition. Once he receives the Lot Improvement Plan Agreement he would attach the page that shows existing and future construction. Mr. Tyler noted that Mr. Brown wanted to apply for a building permit and he was requesting that the Board approve his plan contingent on the Lot Improvement Plan Agreement and the square footage. He was comfortable with that request because Mr. Brown has gone through the process before and he is a current Board member.

Mr. Deaver clarified that the Board was being asked to approve the projects based on minimal information and contingent on submittal of the missing items. Mr. Powell understood that the Board would only be approving the materials presented. Mr. Deaver stated that once Mr. Brown obtains a building permit he could move forward with his plans. Mr. Tyler noted that the exterior materials presented comply. He reiterated that the approval would be contingent on Mr. Brown submitting the Lot Improvement Plan Agreement, a revised drawing showing the existing and future for the square footage calculation, and a check for the impact fee. Mr. Deaver suggested that if Mr. Brown could submit those items electronically within the next couple of weeks the Board could review and approve it electronically.

MOTION: Mr. Tyler moved to APPROVE the plans for a garage addition submitted by Matt Brown via email upon receipt of the draft Lot Improvement Plan Agreement, the revised drawings showing existing and future square footage calculations, and a check for the impact fee. Honey Parker seconded the motion.

VOTE: The motion passed unanimously.

PMMWC Report

Mr. Tyler reported that the Water Company was still moving forward on completing the final engineering drawings for Tollgate Canyon Road project. They plan to meet with the Summit County Council at some point to discuss the fact that the Tollgate Canyon Road improvements they would like to do cannot meet County Class B Road Standards that they have tried to apply to Tollgate Canyon Road. Mr. Tyler stated that Tollgate Canyon Road is one of the oldest roads in Summit County and it was developed long before road standards were established. Therefore, the road does not meet the standards in many different ways. The down slope is far too steep and not wide enough off of the edge of the pavement. The upslope is too steep and sloughing regularly occurs on certain sections. Drainage and road grade is an issue, as well as road width.

Mr. Tyler stated that he and Eric Cylvick had met with Summit County Engineering and Public Works to go over these issues. They intend to pursue a variance to the standards and hope that it will be supported by the County Council. Mr. Tyler remarked that there is no practical way to bring it up to a better standard than what they were already trying to do from an economic standpoint. The Water Company was planning to spend between \$750,000 to 800,000 on the lower section of Tollgate Canyon Road, which should result in a very serviceable, long-term road. It pulls back the hillside in several locations. It also adds rollover shoulders and extensive pavement. All the pavement would be redone up to, and just past the start of the cross buck fence.

Mr. Tyler had spoken with Jody on several occasions to see if the HOA could help with the project in any way. Mr. Tyler noted that Jody worked for Geary Construction for several years and his primary job was finish grading roads. He believed they could use Jody's expertise to offset a substantial third party cost to do the work. Mr. Tyler was hesitant to use the Ranch-owned roller because the roller is old. The Water Company has a budget to rent machines. Mr. Tyler stated that on a regular average year Jody spends approximately four weeks a year on that section of road fixing potholes, Rotomill, and grading. The problem is getting the trucks up there to deliver the materials so Jody can grade it. Given the ability to deliver the material and for the engineer to properly stake the road, Mr. Tyler estimated that it would take Jody between two and four weeks to finish grade the road and prep it for asphalt.

Mr. Deaver recalled this same discussion at the last meeting and the time required was six weeks. Mr. Tyler stated that he had said six weeks but after looking at the facts he realized that Jody could do it in four weeks or less. With Board approval, Mr. Tyler did not believe this was outside of the scope of Jody's work to allow him to work on that project. Improving the road would not save the Ranch money, but it would allow the

Water Company to do more with the same funds.

Mr. Gonzales clarified that the Water Company would be spending the money on the project. It was a Water Company project which was outside of the HOAs purview. Mr. Gonzales pointed out that allowing Jody to work on the Water Company project would take away four weeks of Ranch maintenance. They had recently spent money fixing the grader and he wanted to know how they would recoup the cost if the grader breaks down sooner than it would just performing normal Ranch work. Mr. Tyler replied that Jody already spends four weeks a year working on that road, so there would be no loss of time. Mr. Gonzales stated that the Water Company was paying for the project and it includes all labor, materials, and equipment. Mr. Tyler stated that the money the Water Company has available to spend does not cover all the costs. Mr. Gonzales stated that it would no longer be a Water Company project if all those factors were not covered. Mr. Tyler agreed that it was a blended project if the HOA contributes time and equipment; however, the HOA maintains the road anyway, which makes it their purview. He understood Mr. Gonzales' concerns, but this was an opportunity to use Jody's time to achieve a much better product in the end

Mr. Tyler remarked that the Water Company and the Owner Association were two separate entities, but they pull from the same base and it is all property owner money. Mr. Powell believed it was also a way for the HOA to contribute by reducing the cost of the total project and enabling the Water Company to spend the entire \$750,000 on bettering the road rather than spending it on equipment. Mr. Powell thought the HOA has an obligation to help the Water Company and work together.

Mr. Gonzales argues that the HOA was already contributing every penny that goes into the project. Mr. Powell stated that Mr. Gonzales believes they are separate entities and the project belongs to the Water Company. Using that argument, the contribution of the Board is Jody's time and the money invested in the grader, and that contributes to the overall project. Mr. Powell believed the HOA should support the project as much as possible.

Mr. Heath felt this was a case of going back to the history of the Water Company versus the HOA. He agreed that this was an opportunity; however, because they are separate entities he thought they should get an opinion from Ted Barnes to make sure they do not breach that separation and create a future problem.

Mr. Gonzales stated that the separation was required. Mr. Heath agreed. However, if there's a will there's a way and Mr. Barnes would be the one to advise them. Mr. Tyler concurred. Mr. Tyler noted that the Board has set aside \$60,000 from last year's budget to contribute towards the road. Mr. Deaver disagreed. He recalled that the

Board set aside \$60,000 to redo lower Tollgate Road, and not to contribute to the road project. Mr. Tyler acknowledged his mistake and that Mr. Deaver was correct. His point was that the HOA could save the \$60,000 allocated for Lower Tollgate and reallocate those funds into other parts of the Ranch that needed work.

Mr. Deaver understood that the project was still contingent on the Water Company obtaining approval from Summit County. Mr. Tyler agreed. There would be public hearings and that would be the time for everyone to express their opinion and provide input. Mr. Deaver asked if finish work was harder or easier on the wear and tear of the grader. Jody replied that finish work is much easier on the grader.

Mr. Tyler stated that he would contact Ted Barnes regarding the separation issue that was raised by Dan Heath. He noted that the Board would have another meeting before the Water Company was ready to start the project.

Mr. Gonzales asked if the Board would be willing to contribute Ranch time and money if Summit County or someone else besides the Water Company had taken on that project. Mr. Tyler thought Mr. Gonzales had raised a valid point for the Board to discuss at the next meeting.

Mr. Tyler reported that the Water Company installed a standby generator on the shop to continue running the telemetry systems in the event of a power outage. The auxiliary power would operate the telemetry and valve systems for continued water flow.

On-going Business

Lot PI-73

Mr. Tyler stated that the owner, Mr. Densley, submitted the application before the end of 2013. The Board delayed the decision the roof material and in that same time frame the membership and the HOA Board increased the assessments, including the impact fees for a new home. The owners believed that because the Board delayed their decision they were forced into a \$6,000 impact fee, as opposed to \$5,000. The owners requested that the Board honor the 2013 impact fee since the application was submitted under that date, and to allow for a \$5,000 impact instead of the current rate of \$6,000.

The Board concurred that the owners had a legitimate complaint and that their request was fair.

MOTION: Tom Deaver made a motion to allow Brad Densley, Lot PI-73, to pay the \$5,000 impact fee that was in effect when the application was submitted. Pat Kreis

seconded the motion.

VOTE: The motion passed unanimously.

New Business

Architectural Guidelines

Mr. Tyler stated that he did not have the opportunity to incorporate the changes discussed at the last meeting. He called for a brief discussion on potential issues with the Architectural Guidelines that should be addressed. Mr. Powell preferred to table the discussion until they had the updated draft. The Board members concurred. Mr. Tyler stated that he would update the draft and email it to the Board prior to the next meeting.

Summer Road Projects

Mr. Tyler outlined the sections of road that the Ranch mag water each year, with the exception of last year. The Board tried an experiment last year and did not mag water anywhere on the Ranch to see how it worked. He believed the experiment showed what mag water actually does for the roads. Jody ended up spending two days a week on the section of Boyce's corner and another day between Arapaho and Forest Meadows trying to keep the roads compacted. They ended up mag watering those sections later in the year.

Mr. Tyler asked the Board to what extent they wanted to mag water and on which roads. He noted that the steepest sections of road are the ones that are impacted the most. Mr. Tyler and Jody had talked about mag watering from the edge of the existing pavement on Tollgate up to Bobcat Springs, a small section from the rental cabin up to the top of Navaho, and the steep section of Forest Meadows. Mr. Tyler did not believe it was necessary to mag water other roads. Mag water is an expensive application and it takes away from other projects on the Ranch.

Mr. Deaver asked if they could mag water around the first curve to the right instead of stopping at Bobcat. A lot of time and money was spent making a family picnic/fishing area and he was concerned that without mag water there would be a dust cloud over that area. He also suggested that they mag water the piece of road where Mr. Tyler lives. It is a steep, high traffic area and mag water would eliminate the washboard.

Mr. Tyler stated that he and Jody would identify the areas and come up with numbers for mag water for the Board to approve at the next meeting. Mr. Deaver assumed that they would still mag water the steep parts on Forest Meadow. Mr. Tyler answered yes. Mr. Tyler pointed out that if Tollgate Canyon is being work on this summer, all the traffic

would divert around Forest Meadow. He thought they should be sensitive to that fact and budget more time and money for Forest Meadow.

Mr. Gonzales suggested that they target problem spots in the road. He believed those would be places to apply mag water. Places where washboarding occurs frequently are the places that get damaged most by the runoff. Mr. Gonzales thought it would control some of the washboarding and improve the drainage. He commented on a section of road on Navaho that gets washboarded very badly.

Mr. Tyler stated that the Board traditionally lays out a list of roads that would get additional road base, 3" minus, drain rock or other grading and rolling treatments. They also look at drainage ditches, culverts. They go over every road in the Ranch on an annual basis. They have a budget available for materials and Mr. Tyler thought those funds should be allocated to a few projects this year. Jody stated that it was too early in the season to know where the money should be allocated.

Mr. Tyler stated that if areas of roads need material or re-grading, the owners should email him or contact their area reps so they could be added to the list. Mr. Powell noted that in the past the Board members come to the May meeting with a list of roads in their area that they would like to have addressed and the work that needed to be done. The roads get added to the list and the Board and Jody would prioritize it. That procedure has worked well and he would like to see it continued.

Mr. Tyler reminded the Board that the May meeting would be held at the Ranch Office. They would have the benefit of the large map and they could look at the roads from that standpoint.

Long Term Planning

Mr. Tyler noted that the Planning Commission previously discussed this item and they talked about additional forms of revenue for the Mountain. Ms. Parker had suggested the idea of a calendar. He asked if anyone was working on the calendar. Ms. Parker replied that it was too late to do a calendar for this year and they should begin working on one for 2015. Mr. Gonzales remarked that the Ranch is a non-profit organization and he questioned whether it would affect their tax status. Mr. Tyler stated that the Girl Scouts sell cookies as a fundraiser and the calendars would be a similar concept. He would discuss it with Ted Barnes but he did not believe it would be an issue. Mr. Heath pointed out that if it was an issue they could call it a donation. Ms. Parker remarked that calendars are not huge money generators, but it feels good and they can show what the money was spent on. Mr. Tyler stated that they could use fundraisers to purchase items that are not normally in the budget such as a picnic table.

Mr. Gonzales clarified that he was not opposed to the idea. His concern was whether it would cost them more in the end if they lose their tax status. Ms. Kreis recalled a suggestion for an auction. She noted that the University of Utah held an auction to help people with tuition. The majority of Board members favored the idea of an auction. Mr. Deaver suggested a Dutch auction and he explained how it works. Ms. Kreis liked the Dutch auction because it paid immediately and they did not have to collect money.

Ms. Parker stated that when they set up the current website they have the ability to set up nine additional sites for the same price. If they wanted a dedicated website just for the auction they could create one at no additional charge.

Mr. Tyler stated that he would consult with Ted Barnes regarding the tax status before they move forward with specific plans. Once he hears from Mr. Barnes he would contact Ms. Parker. She could craft language and he would send it to the Ranch email list.

Mr. Heath stated that the HOA owns a lot in A-Plat that is currently not an asset. The Association previously divided the lot into two pieces, one of which is inaccessible, and they lost their building permit. Someone else has built on one of those pieces rather than on his own lot. Mr. Powell stated that he was waiting for the snow to melt so he could have the property surveyed. He noted that there are two houses that sit directly on the Ranch lots. One is on the Morgan County lot and the other is on the Summit County lot. Mr. Heath thought they could build an argument with Summit County to look at it again for a building permit. It would require land swapping and other things, but it would be a nice lot worth more than \$100,000. Mr. Heath noted that it was Lot SS-BDY-15.

Mr. Powell stated that another option would be to make all the lots common areas and eliminate the tax liability on all those lots. Mr. Heath believed that was a short-sighted option because it borders thousands of acres and that area does not need more green space. There is still limited access and making it common area would not address the problem. Mr. Powell stated that the properties on the list he had were mostly unbuildable slivers of property. Only two properties on the list actually have value. Mr. Heath reiterated that they have an argument to bring it back to where it is worth money and that was a better option.

Mr. Tyler thought they should look at the parcels owned by the HOA that cannot be developed and then consider what to do with them. Mr. Powell offered to prepare a list for the next meeting.

Mr. Deaver suggested that they should start working on the winter sledding hill at the gravel pit. Waiting until September or October would be too late.

Monthly Budget Review.

Ms. Kreis reviewed the unpaid bills detail. Nothing was out of the ordinary except for the taxes to be paid. Mr. Tyler noted that they had increased another 11% in collections. It went from 74.4% to 85.2%.

Ms. Parker stated that the statement to pay the annual HOA assessment is challenging to understand in terms of how to pay the dues. She thought they should make it as easy as possible for people to pay their assessment. Ms. Parker suggested that they look at revising the statement for next year.

Mr. Tyler referred to the variable expenses on page 3 of the profit and loss/budget versus actual. He stated that the budget items they were preparing to spend were the aggregate purchases and hauling at \$50,000. They also planned to spend \$3,000 on culverts. General road repair was another \$105,000.

Ms. Kreis commented on a question raised at the last meeting about \$60 shown under road maintenance. She noted that the expense was for sand and she had Carol move it into the line item for aggregate purchase. Mr. Gonzales remarked that the question last month was about the general road repair for \$528. He asked if that was also for aggregates. Jody stated that it could be the cost of the additional sand he purchased in February. Ms. Kreis would check on it. If it was for sand she would move it to aggregates.

Mr. Deaver suggested that they make a separate line item for sand to track how much they spend on sand each winter. Ms. Kreis would check with Carol to see if she could add another line item entitled "winter sand".

MOTION: Dan Heath made a motion to pay all the bills as outlined. Mark Hodgson seconded the motion.

VOTE: The motion passed unanimously.

Minutes – March 18, 2014

Tony Tyler referred to the bottom of page 2, and the statement that Mr. Deaver pointed out that Pine Meadow Ranch has a group policy. He stated that Pine Meadow Ranch does not have the policy and it should be corrected to read **PMEEF** (Pine Meadow

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Emergency Evacuation Fund) has a group policy. Mr. Tyler clarified that PMEEF is a separate entity.

Nick Boyle referred to the last paragraph on page 2 which states that Mr. Boyle pointed out that they were generically talking about snow removing with a vehicle. He was unsure who had made that comment but it was not him. Mike Gonzales recalled making that statement. Mr. Boyle should be replaced with **Mr. Gonzales**.

Mr. Benelli noted that his name was incorrect on page one of the minutes. He changed Elmore Benelli to correctly read **Bill** Benelli.

MOTION: Mr. Tyler moved to approve the minutes of March 18, 2014 as corrected. Mr. Powell seconded the motion.

VOTE: The motion passed unanimously. Honey Parker abstained from the vote.

The Meeting of the Pine Meadow Owners Association Board adjourned at 8:00 p.m.
