

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
RANCH MANAGER'S OFFICE
PINE MEADOW RANCH WINTER PARKING LOT
JULY 15, 2014

In Attendance: Tony Tyler-President; Dan Heath-Vice-President; Honey Parker Secretary; Pat Kreis-Treasurer; Jeremy Jespersen (Area 2); Alan Powell, (Area 3) Tom Deaver (Area 4); Mark Hodgson, (Area 5)

Ex Officio – Jody Robinson, Ranch Manager

Excused – Matt Brown (Area 1); Mike Gonzales (Area 6) Nick Boyle, (Area 7)
Guests: Leslie Crawford, Summit County Engineering, Bill Benelli, Lot E-85

Tony Tyler called the meeting to order at 6:34 p.m.

Approval of Minutes

Tom Deaver referred to page 5 of the minutes, last paragraph and corrected Mr. Kreis to correctly read **Ms. Kreis**.

Ms. Kreis referred to page 4, last paragraph and her statement that the budget was \$125,000. She corrected the minutes to reflect that she had actually said the budget was **\$105,000**.

MOTION: Tom Deaver moved to APPROVE the minutes of June 17, 2014 as corrected. Jeremy Jespersen seconded the motion.

VOTE: The motion passed. Honey Parker and Alan Powell abstained.

Owner/Visitor Open Forum

Tony Tyler introduced Leslie Crawford, the Summit County Engineer. He reported that he and Eric Cylvick have been working with Summit County on road improvements for Tollgate Canyon Road and Forest Meadow Road. He provided the most recent conceptual drawing for the Board to review. Mr. Tyler stated that during these meetings it was determined that any money that goes towards projects should go to the projects that are critical from a safety standpoint. Summit County identified that as Forest Meadow Road and Mr. Tyler completely agreed.

Mr. Tyler stated that the way the existing Forest Meadow Road curves from what is called Glass Hill creates two parking lots and comes down to a luge run to a Y.

Mr. Tyler acknowledged that there have been many discussions and a lot of ambiguity

between the Ranch, the private property owners and Summit County. He noted that Ms. Crawford was in attendance this evening on behalf of Summit County to talk about their involvement and process in helping with this particular project.

Ms. Crawford stated that the Owners Association should be proud to have Tony Tyler as their President because he is intellectual, smart and very persuasive and persistent. She reiterated that Summit County has been working with Mr. Tyler and Eric Cylvick on improvements to the Forest Meadow Road and trying to help them obtain funding. She announced that the Summit County Manager has given \$400,000 to Tollgate Canyon for these improvements. From the County's standpoint, Tollgate Canyon is a very important neighborhood and the safety of the residents and the safety of emergency responders is of the utmost importance. For that reason the Summit County was willing to make that investment for the Tollgate residents.

The Board thanked Ms. Crawford and Summit County for the \$400,000 contribution. Mr. Tyler stated that the proposed width of the Forest Meadow re-route is 24-feet. He reviewed the conceptual plan to show how the road would be improved. He noted that the goal is to get the road below 10%. The conceptual plan showed all the grades somewhere between 4%-10% slope. Mr. Deaver asked about the proposed grade for the last 100 feet of the T-intersection into Tollgate. Mr. Tyler replied that it was 4%. The question was asked about having a stop sign. Ms. Crawford replied that a stop sign could be installed.

Mr. Tyler stated that part of the motivation and the ability to work with Summit County on this project was that the Water Company and the HOA were also contributing a significant amount of money to improve the road. He noted that the repaving project by the Water Company was anticipated to start August 7th. The bid had been awarded to Kilgore. The project should take approximately ten days. Mr. Tyler stated that later in the meeting he would be asking for additional funds from the HOA to work out some of the areas in the lower sections of the road where collapses have occurred, and to extend the culvert at the very bottom to widen that section of road.

Mr. Tyler stated that funds for those two projects, in combination with the \$400,000 from Summit County, would allow them to do all of those projects plus Forest Meadows. The cost had not yet been determined but they expected to receive the engineered drawings on Friday.

Mr. Deaver asked if the part to be reconfigured would be paved this year. Mr. Tyler was unsure. Regarding a question about retaining the garbage cans in the winter, Mr. Tyler replied that once they review the engineered drawings they should know how much of

the parking lot would be left. He believed they would end up with two parking lots, and he would like to dedicate one parking lot specifically to garbage and recycling truck traffic. With the proposed configuration, the truck should be able to access the lot in the winter.

Mr. Tyler stated that this project has been long in the making and he was excited to have Summit County's help and support in making the Ranch a safer place. Ms. Crawford reiterated that Tollgate is a priority and they recognize that it is an important part of Summit County. She remarked that there were new faces and a new feeling at the County and a new willingness to help the citizens. She encouraged the Board members to contact her any time with questions or problems.

Mr. Deaver asked if this project would change the legal status of the road itself. Mr. Tyler replied that there would not be a change. Any easements that exist along Tollgate Canyon would still be owned and maintained by the HOA. He noted that this particular project was entirely on HOA land. Mr. Deaver asked if consideration had been given for a guardrail on the far side of Tollgate Road. Mr. Tyler stated that they asked Evergreen Engineering to identify any areas where guardrails might be needed from a safety standpoint. He felt that if they put guardrails anywhere on the mountain, the first priority should be the section of road that Mr. Deaver mentioned.

Ms. Kreis remarked that this was a great association to have with Summit County and she greatly appreciated it. This project would help everyone, particularly full-time residents. Ms. Kreis stated that in looking down the timeline, she was hoping to understand the relationship between Summit County and what the Board should plan for road maintenance. She asked if Summit County would be involved with investing in improvements for projects related to public safety, and the HOA would be responsible for all other maintenance. She wanted to know the ground rules as they look to the future.

Mr. Tyler understood that this was typically a project that the County would not do. They got involved because they see this as a critical safety for their constituents. The project is entirely on private property with the exception of the lower part of Tollgate Canyon, which Summit County owns. However, the County is not taking on the responsibility for any future maintenance. Since the Ranch technically owns the easement rights that exist on the road, they would continue to maintain the road. Mr. Tyler stated that he would like the Board to have a better financial plan for replacement and maintenance to make sure the Association has funds available to redo the trails when it becomes necessary.

Ms. Crawford stated that there has been talk about Summit County taking over the

roads and it is something they would consider. However, she believed that initiative would have to come from the HOA. Mr. Tyler clarified that Ms. Crawford was basically referring to an annexation into a service district. He provided examples of when consideration of an annexation would be a benefit. Mr. Tyler noted that a service district proposal had been discussed in the past.

Mr. Deaver asked how far up the Water Company intended to pave this year. Mr. Tyler stated that the Water Company will pulverize all of the existing asphalt that is left from the highway to Rick Rouse's driveway and from the driveway to the start of the machine laid pavement. They will also pull up a 250 foot section in the location where they had the spring and come back and machine lay the asphalt. They will do new two-pass 2" asphalt for a 4" layer of machine laid asphalt. In addition, they are also chip sealing the good section of pavement. Mr. Tyler pointed out that the chip sealing alone is an \$80,000 expense and the Water Company is covering the cost.

Mr. Tyler stated that between Summit County, the Water Company, and The HOA there is an opportunity to improve these roads far behind what they ever thought was possible.

MOTION: Mr. Deaver made a motion to put an official Thank You to Summit County in the minutes and on the website and facebook expressing their appreciation for their assistance because these three projects would totally alter the environment of Tollgate at the bottom in a positive way.

Ms. Parker pointed out that some owners like the charm of the dirt roads; however this project would improve the area with the biggest safety problems and that would benefit everyone.

Dan Heath seconded the motion. He was also happy that they had reached this point with Summit County after so many years.

VOTE: The motion passed unanimously.

The Board thanked Mr. Tyler for his efforts. Mr. Tyler stated that this project has been in the works for a long time and it involved others besides himself. He particularly noted that Eric Cylvick had done a considerable amount of work.

New Construction/Additions

No plans were submitted for new construction or additions. Mr. Tyler asked if the Board

members were aware of any owners intending to submit construction plans in the near future.

Mr. Deaver reported that the owners in his area who had their plans approved by the Board had started digging. They had submitted the impact fee and the required documents.

Ranch Manager's Report

Jody Robinson reported that the tractor was an equipment loss because it could not be repaired. Mr. Tyler stated that the transmission was delivered from Canada, but it was the wrong transmission and it did not fit in the tractor. Jody informed the company he purchased it from that Pine Meadow Ranch would not pay for it. The tractor would be put back together and returned to the Ranch. The total cost would be approximately \$1,000, which Mr. Tyler thought was reasonable considering the amount of time that was spent working on it. The problem is that they now have an unusable tractor. The engine is good, the parts are in good condition and it has a loader. Mr. Tyler believed they had exhausted all options for repairing the tractor.

Mr. Deaver asked about cutting the losses and replacing the tractor. Mr. Tyler thought that was their only option at this point. He reminded the Board that they spent \$10,000 to purchase the tractor and another \$1,000 in repair costs; but they were able to use it for three years. He would like to sell it for \$3,000 to \$4,000 if possible.

Mr. Deaver asked if Jody had an idea of what he would like to replace it with. Mr. Tyler recommended that Jody look around to see what was available. Mr. Tyler noted that the blower is in good condition. They would not need to purchase equipment with a front-blower setup because it is a rear-mounted PTO system. They would need something with a loader on the front to lift sand. Mr. Tyler stated that in addition to a reliable piece of equipment, the lesson learned was that it needs to be something that can be repaired.

Mr. Deaver noted that Kubota has a special on right now of 0% interest for 60 months with nothing down. Mr. Tyler suggested that purchasing a new tractor is something the Board may want to consider. It is a significant cost but a brand new tractor has a number of advantages, one of which is a warranty. It also guarantees that parts will be available. However, in order to make an intelligent decision, he felt it was important for Jody to research all the available options in the 90 horsepower range. The Board would also need to research payment options on a new tractor compared to purchasing a used tractor. They have built up a capital fund reserve for this type of situation and he

believed it was time to use some of the money.

Mr. Tyler thought the Board should direct Jody to determine the worth of the existing tractor, to find available used tractors, and to explore new tractors. If Jody finds a deal that could go quickly, the Board could discuss it and make a decision through email rather than waiting until the next meeting.

Jody reported that the mag water was completed and he had graveled from Bobcat down. Mr. Tyler stated that the lower section from the edge of the pavement to Bobcat was mag watered. They also mag watered the hill section on Forest Meadow. He was surprised at how well the new road base was holding up on Arapaho. It was scheduled to be mag watered but he wanted Jody's opinion on whether or not to do it.

Jody stated that mag water is typically needed on new gravel, but since they were going into the monsoon season, he believed it would still wash off. He had mixed feelings on whether or not to do the mag water. His initial thought was to leave it alone for this year. He personally preferred to spend the remaining \$3,000 on gravel instead of mag water.

Jody reported that the dump truck and the grader were running well. The water truck needed a radiator but the fire department would purchase it.

Jody was laying asphalt down the Canyon to fix the shoulders before it washed out.

The Arapaho project was complete. Jody needed one or two more days to finish the asphalt work on the edges. Mr. Tyler asked Jody for other projects he intended to do that needed Board approval. Jody replied that the projects were Porcupine Circle, Forest Circle, and Pine Meadow Drive. He recalled that the Board had already approved \$8,000 of the total \$18,000 cost for Pine Meadow Drive. He also recalled that \$6200 was approved for Forest Circle and \$4450 for Porcupine Circle. Jody noted that Heather Lane needed to be addressed.

Bill Benelli, Lot E-85, noted that the culverts were purchase and ready to be installed. He understood that Jody would not be installing the culverts, and he wanted to know if the owners should install their culverts before or after Jody grades the ditch. Jody recommended installing the culverts first and then he could match it with the grader.

Mr. Deaver suggested that Jody fix the area between Bonnitt's drive down to Evergreen where the driveway washed away the road base and the rocks are sticking out. He was concerned about ruining the blowers this winter. Mr. Deaver previously offered to purchase the gravel for that area but he did not want to put in an order that would

conflict with the deliveries Jody had ordered. He stated that if Jody placed the order he would pay the invoice. Mr. Tyler was not comfortable asking Jody to place an order for a purchase paid by someone else. Mr. Deaver asked Jody to let him know how much gravel he should order.

Mr. Tyler commented on the steel plates that were rented to cover the spring that popped up in the middle of Tollgate, and noted that it would be fixed when the Water Company starts the roadwork. Mr. Tyler stated that the Water Company obtained a quote to purchase the two steel plates and asked if the HOA was interested in splitting the cost. The total was \$3297.70 and the HOA would pay \$1648.85. Mr. Tyler thought it would be beneficial to have immediate access to the steel plates for various reasons. The question was how often they would get used and whether it was worth the cost.

Mr. Heath suggested that Jody check other sources to see if they could purchase steel plates at a lower cost. Mr. Deaver stated that if the purchase price was in addition to the rental cost, he thought they should return the steel plates and take their time to decide whether or not to make the purchase. Mr. Powell pointed out that it since it was uncertain whether they would need them again or when they would need them, he thought it was better to pay the rental cost. Ms. Parker agreed with Mr. Deaver about returning the plates and taking time to assess a purchase. Mr. Powell stated that he would be in favor of purchasing the plates if the company would give them credit for the rental towards the purchase price. Without credit for the rental he could see no reason to make a quick decision. Jody would give the Water Company the option of paying the entire cost to purchase the steel plates before he sends them back.

Mr. Heath stated that there is a spring on the north end of Forest Circle that comes down across the road. He asked Jody to look at putting in a culvert to avoid washing out the road again.

Water Company Report

Mr. Tyler reported that the Water Company had secured the emergency access easement out on the Stagecoach side. They were in the process of having the connection engineered between Mountain Regional and the Pine Meadow Mutual Water Company as a potential mutual emergency backup. It would also help in the winter time. If a leak occurs, Pine Meadow does not have enough water in the tanks to let it run until the leak is found. If that occurred, Mountain Regional could push water to Pine Meadow to give them time to find the leak and repair it. It will be metered on both sides and both entities will have the ability to push water. The details have not been worked out, but a significant portion of loan proceeds will be used to build that connection. Mr. Tyler was unsure when the connection would occur, but the road itself would be built at

the same time. The estimated cost for the connection was approximately \$300,000.

Mr. Tyler stated that the bids came back and the Water Company was able to negotiate with Kilgore. Kilgore was awarded the contract for re-paving Tollgate Canyon Road. He reiterated that the project would begin August 7th. The chip seal will occur following that and will run into September. Tollgate will be open during the milling, but the road will be completely closed during the paving and everyone will have to detour Forest Meadow Road to Oil Well. The road closures will be posted on the website. Mr. Tyler pointed out that the HOA may need to purchase or rent additional signage and barricades during the project.

Mr. Tyler stated that everything else was going well with the Water Company. All the bacteria samplings were passing the sample tests. The Water Company was fully within budget regarding the loan proceeds

Ongoing Business

Fire District Land Lease

Mr. Tyler had a draft document that he would circulate to the Board members with comments before the next meeting. He reported that the Fire District was still working on the details of the building they want to construct. It is intended be a temporary structure. A long term solution would be determined in the future.

Summer Road Projects

Mr. Tyler stated that one reason that Summit County was willing to help Pine Meadow with the road project was because the HOA was also willing to contribute. The HOA does not have much money and he had discussed with Eric Cylvick where the HOA money could best be utilized. He and Mr. Cylvick determined that from the mailboxes up to Rick Rouse's driveway was the most dangerous section of road. It is narrow with a steep drop-off and the curves are hazardous. Mr. Tyler stated that he met with Jed at JE Excavation. Jed basically built the water system and he is very familiar with Tollgate. However, the road will be paved on August 7th and if the HOA intends to do anything with that section of road it needed to happen quickly. Mr. Tyler reported that Jed had tentatively agreed to have equipment staged and ready to start work on Monday if the Board could approve a budget for the project. It would entail bending out the existing 92" culvert that crosses underneath Tollgate Canyon Road and extending it out 10', which would allow them to fix the sharp curve at the very bottom and get it ready for asphalt. Going up, there are three sections that are 16' feet wide. In those sections, Jed would essentially pull down the hillside that has collapsed onto the road

and hauling the debris up to one of the lots. It would be peeled back to create the extra needed width.

Mr. Deaver asked if they would be able to keep the slope to avoid a landslide problem. Mr. Tyler answered yes.

Mr. Tyler stated that in addition, a small amount of widening would have to occur at the Forest Meadow interchange. He did not think the entrance to Forest Meadow would be fixed afterwards, and it will narrow the Y at Forest Meadow for a short period of time. However, that would eventually be abandoned. Mr. Tyler stated that a third section is right before Mr. Rouse's driveway and a small section right after the driveway that are extremely steep. He thought they may have to put in a small retaining wall on those sections.

Mr. Tyler reported that Jed had estimated the labor to be \$20,000 and another \$20,000 for materials. Mr. Tyler pointed out that it would take the \$40,000 they have in the budget. If they end up needing rock to build a 60' retaining wall, it would exceed the \$40,000 budget. He recalled that a 4' rock wall was approximately \$18 per square foot.

Mr. Tyler did not believe a building permit was required for the project, but he would contact Summit County to make sure. Ms. Parker clarified that the estimated \$40,000 was already in the budget. Ms. Kreis answered yes. Mr. Tyler reviewed the projects spread sheet and the breakdown of the budget. He indicated where the HOA had \$40,000 in additional savings because they did not do as much roadwork last year. That, combined with savings from budgeted projects that the Water Company would be doing, the HOA actually had \$105,000 more than the \$50,000 budget. Mr. Tyler believed the complete road project would exceed the \$400,000 contribution from Summit County. Pine Meadow would be responsible for paying anything above \$400,000. They expected to have engineered drawings and conceptual plans on Friday and if the project comes in at \$600,000, it could not be done. Mr. Tyler wanted to keep the remaining \$65,000 in reserve in case it was needed for the road project.

Ms. Parker understood that it would cost \$40,000 to prep Tollgate. She asked how much the cost could potentially exceed that amount. Mr. Tyler stated that if they needed to build the rock wall, it could be as much as \$10,000. Mr. Tyler remarked that the rest of the road sections are 20' wide or wider. The only sections less than 20' are right at the bottom. If they could widen those sections to 20' it would mitigate a significant amount of the safety hazards.

Mr. Tyler clarified that he was asking the Board to approve \$40,000 with a contingency of an additional \$10,000 for the rock wall if necessary.

MOTION: Alan Powell moved to APPROVE \$40,000 to prep the lower sections of Tollgate identified by Mr. Tyler, with an additional \$10,000 contingency for a rock wall. Tom Deaver seconded the motion.

VOTE: The motion passed unanimously.

Mr. Tyler stated that subtracting the \$50,000 that was approved would still leave \$55,000 in the general road fund for this year.

Mr. Powell stated that if the cost of the road project is \$600,000, he suggested that they contact the Homeowners for a contribution to cover the excess; otherwise they would lose the \$400,000 contribution from Summit County. Mr. Deaver recalled that at one time Rick Rouse has offered to contribute \$30,000 if they improved the road. Once the final cost estimate is known, Mr. Tyler would contact Mr. Roush. Mr. Deaver recalled that another property owner had also offered to contribute \$10,000.

Sledding Hill

Mr. Tyler asked someone to draft liability language for signage that he could send to the attorney, Ted Barnes, for legal review. Mr. Powell noted that there is a Skiers Code that is the State of Utah standard. Mr. Tyler asked Mr. Powell to email him the language and he would send it to Ted Barnes.

Mr. Tyler stated that if they intend to have a designated sledding hill this year it should be announced early so people will know to use the hill instead of the roads. Secondly, they need to purchase hay bales to create a berm before the sledding hill can be used.

Ms. Parker asked if anything needed to be done to prep the property. Mr. Tyler stated that Jody needed to remove some of the rocks.

New Business

Mr. Tyler stated that a property owner, Noah Levine, had sent a letter to the homeowners association expressing interest in purchasing Lot D8, which is owned by the Owners Association. He was in attendance this evening. The owner of Lot C1 had also expressed an interest to Carol about purchasing Lot D8, but Mr. Tyler had not heard from them.

Noah provided a handout to the Board members. He referred to the middle page, which showed his property highlighted in blue. To the north of that was Lot D8. Noah stated

that he purchased his property in 2004 with no plans to develop it. When they started thinking about building a cabin, they determined that the best home site would be off of Deep Forest Road on the very south side of the property. They obtained their water connection and ran power to that southern part of the property. They also graded out a building pad. Noah remarked that one of the most beautiful parts of the property is the northern section where Forest Meadow Road cuts through the northern part of their property. It is flat with nice aspens. However, there is a 500-foot elevation drop from the south end down to that portion, and it does not have much purpose as landowners because it is too far to access a home on Deep Forest. He pointed out that they had the idea of trying to acquire the undeveloped adjacent property which is a buildable lot of record, with the intention of doing a lot line adjustment and turning 20 acres into two pieces to create a buildable lot on the northern part near Forest Meadow Road. It would be a great place for a home without impacting their southern Deep Forest Road access.

Noah stated that he was before the Board this evening to see if there was any interest in negotiating a situation where open space is preserved. Mr. Tyler agreed that Lot D8 was not a good buildable lot. It has part of a driveway through it as well as part of Pine Meadow Drive, Alexander and Forest Meadows. It is basically a non-building and he believed that was one reason why the HOA owned it. It is a lot of record.

Mr. Tyler clarified that Noah is not in the Ranch but they have consistently paid voluntary HOA assessments over the years and they have been very good neighbors.

Mr. Deaver stated that since Lot D8 has a portion of someone's driveway, he asked if selling this lot would result in a change to that driveway access. Noah answered no. He indicated an area just south of Forest Meadow Road that he believed would be the ideal building spot. Everything else would remain intact as D8 sits now.

Mr. Tyler remarked that the Board needed to consider two major decisions. The first is whether the HOA needs to own lots of record; and if so, what is the purpose. Mr. Tyler stated that he has consistently been opposed to the HOA owning lots of record because it is not the HOA's function to have developable property. The primary function is to protect the interest of its owners. In his opinion, the HOA should not be in the business of investments, speculation, land holding or paying taxes on existing lots of record. If the Board decides to sell some real estate, they have an opportunity and an obligation to actively list the property for sale. They would work with Noah and other prospective buyers to flush out the fair market value for the parcel. They would also need to have the property appraised to know what the lot is actually worth. Mr. Tyler needed to legally research any implications regarding the HOA bylaws and how to dispose of property. If the Board decided to go in that direction he would work with Ted Barnes on the legal issues. Mr. Tyler felt there was also an opportunity to place restrictions on the

lot, such as the location of the building envelope, if they did sell the property. The HOA would also have to protect its rights to the road.

Noah was open-minded to the suggested conversations. He asked if it would be possible for the Board to define the building envelope and have the owner deed back to the HOA the property that D8 is on, as well as some of the property Forest Meadow sits on as permanent open space.

Mr. Benelli asked how the Owners Association ended up owning Lot D8. Mr. Heath stated that many years ago when a property owner was forced to give up all his rights to this area there was a lot of undeveloped and potentially future developable land. The County ordered the lots to be sold, but that was never done. Mr. Tyler remarked that the HOA in total, including all of its assets, were taken over by Summit County many years ago in the form of a Special Service District. Some of those parcels were split off and given to the Water Company and others remained with the HOA.

Mr. Benelli wanted to know how many other lots were owned by the HOA. Mr. Powell replied that there were 12 properties total. Mr. Benelli sees the value of the HOA owning the land as collateral if they ever need a loan. Mr. Tyler informed Mr. Benelli that there are parcels that the HOA would never consider selling because they have been identified as being specific and necessary for the operation of the HOA.

Mr. Tyler asked if the Board wanted to entertain the idea of selling a lot. He noted that in the past the HOA sold lots to purchase equipment.

Mr. Powell stated that he looks at the property as cash in the bank because they can be sold if the Association needed a piece of equipment or for some other need. Ms. Parker thought it might be beneficial for the Board members to walk the property before making a decision. Mr. Tyler liked the suggestion Noah made about dedicating open space. He believed the community benefit of having dedicated open space could offset the value of the land.

Mr. Tyler asked Ms. Parker to send out an email to meet and walk the site. He would work with Noah to try to come up with a plausible plan that makes sense. Mr. Tyler would also follow up on the legal details regarding disposing of the lot. Mr. Benelli believed that whatever amount the property is sold for should be reinvested back into the Ranch. However, he did not think it should be spent on things such as gravel. Mr. Powell thought the money should go into the capital reserve fund until it is needed. Mr. Tyler suggested using the money for common area amenities at Bobcat. Ms. Parker did not want to be locked into deciding how the money should be spent. Mr. Tyler agreed. Ms. Kreis agreed that the money should go into the capital reserve.

Noah asked Mr. Tyler to look into the legal issues before he follows up with Summit County.

I-80 Reconstruction

Mr. Tyler reported on a meeting he, Dan Heath and Honey Parker had with several UDOT engineers and others who presented potential alternative concepts for continued access to the bridge. Mr. Tyler found the concepts to be completely ridiculous. It was clear that UDOT has no idea how many people were on the Ranch and how they would be affected, and they did not care. Mr. Tyler noted that UDOT has hired two PR companies to manage the issue.

Mr. Tyler stated that nothing could be done this year. The only plausible opportunity would be access through Promontory, which would be nearly impossible. UDOT offered to help facilitate a meeting with Promontory, but that has not occurred. Mr. Tyler believed there was a potential opportunity to do some work. One concept is to put a tunnel underneath the highway, which would allow driving down on to the rail trail and turn through the culvert to get on to the bridge ramp from the far side. He stated that the concept makes sense because it continues the access.

Mr. Tyler did not disagree with the fact that the work needed to be done in one 24' wide swath. The issue is that there was no communication and no involvement, and UDOT let the contractor determine how they would provide access to the Ranch. Mr. Tyler disagreed with UDOT's statement that they had no other options to address a 10 mile detour.

Mr. Tyler reported that Promontory has a development agreement with Summit County that requires them to donate \$100,000 for rail trail access. If the tunnel is installed it could become rail trail access afterwards, and Promontory would be required to pay \$100,000 towards the cost.

Mr. Deaver stated that between now and November UDOT would completely rebuild and finish the lanes that are shut down on the eastbound side. He did not believe UDOT would tear up a section of that road to dig an access tunnel next year. If anything is done, it has to be this year. Ms. Parker was concerned about snowstorms before the project is finished and how UDOT intends to plow what they created.

Mr. Tyler clarified that he put this item on the agenda to inform the Board that they had met with UDOT and they were working on a solution for next year. Mr. Deaver suggested that Mr. Tyler could use this as an opportunity to push for the Ranch to have

rail trail access next year for pedestrians and bikers.

Long Term Planning

Mr. Tyler suggested removing long term planning as an agenda item because the Board was beginning to envision what they wanted for the Ranch. Signage, common area amenities, and the sledding hill keep surfacing as topics related to improving the Ranch. They have also started to address long term planning regarding real estate and what to do with the lots owned by the Association.

Monthly Budget Review

Pat Kreis noted that the assessments collected as of July 17th was 94.3% of budget.

Ms. Kreis reviewed the unpaid bills detail. Mr. Tyler asked for clarification on the Capital One bill. Jody replied that it was for the steel plates and for printer ink.

Mr. Deaver indicated the price for gravel. He pointed out that Jody is able to purchase gravel at a much lower cost than what Mr. Deaver has been quoted. For that reason, he would like Jody to purchase the gravel for Navaho and send Mr. Deaver the invoice. Mr. Tyler asked Jody to contact the company to see if they would give Mr. Deaver the same price since he would be ordering the gravel for a Ranch road and not a personal project

MOTION: Tony Tyler moved to pay all the unpaid bills totaling \$24,613.46. Alan Powell seconded the motion.

VOTE: The motion passed unanimously.

Mr. Tyler referred to a letter attached to their packets from Noah Levine regarding the purchase of Lot D8. He wanted the Board to be sensitive to the fact that Mark Gonzales, Lot C-1, has also inquired about purchasing the land. Mr. Tyler emphasized that the Board needed to be clear and neutral on any and all offers.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:36 p.m.

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