

Approved
March 16, 2021
as written

PINE MEADOW RANCH OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
VIA ZOOM VIDEO CONFERENCE
FEBRUARY 16, 2021

In Attendance: George Sears, President; Nick Jackson, Vice President; Michelle Suitor, Secretary; Andrew Pagel, Treasurer; Dwaine Anderson (Area 1); Bennett Wetch (Area 2); Jill Wilson (Area 3); Nicole Irving (Area 4); Bruce Hutchinson (Area 5); Paul Suitor (Area 6); Scott Boyle (Area 7).

Ex Officio: Jody Robinson, Ranch Manager; Robert Rosing, HOA Legal Counsel

Guests: Lisa Avila, Lot PI-G-10; Cari Cragun, PI-D-45; Andi Harris, Lot FM-B-29 Lynne Kerr & Hunter Jackson, Lot FM-C-41; Amy & Jason Wright, Lot FM-C-57; Marty Jemison, Lot PI-C-66; Brad Gannon, Lot PI-B-26; Gianni Donati, Lot FM-C-87-B; Nolan Mitchell, Lot PI-F-18; Ethan Lamiman, Lot D-158-A; Sam Vincent, Lot PI-19; Alan Lavar, Lot PI-G-38; Tom LeCheminant, Lot PI-D-29; Brad Sofronas, Lot PI-E-61

George Sears called the virtual meeting to order at 6:32 p.m.

Approval of Minutes

November 11, 2020, Annual Meeting

MOTION: Paul Suitor moved to approve for posting a draft on the website the Annual Meeting Minutes of November 11, 2020. Nick Jackson seconded the motion.

VOTE: The motion passed unanimously.

January 19, 2021

MOTION: Paul Suitor moved to approve the Minutes of January 19, 2021, as written. Scott Boyle seconded the motion.

VOTE: The motion passed. Bennett Wetch abstained since he was absent on January 19th. Bruce Hutchinson abstained because he had not read the Minutes.

Ranch Manager's Report

Jody reported on minor equipment repairs to replace bearings on the blower and the sander. He noted that the shoes and the cutting edge on the front plow of the grader need to be replaced. A shoe fell off the grader blade causing it to scrape down to the dirt. He lifted it as quick as he could, but it was not soon enough. Jody will order shoes for the grader this week.

Jody stated that the rest of the equipment was running fine.

Mr. Sears commented on a concern raised by Brian Thompson, PI-E-91. Jody explained that when he lost the shoe from the grader blade it was in front of Mr. Thompson's driveway and that is where it went down to the dirt on the road.

Mr. Sears commented on an issue related to plowing on Forest Meadow. Jody was not aware of any issues. The road is getting narrow, and he planned to go there tomorrow with a blower to open it up. Michelle Suitor understood that the issue was with Gary Jamison. FM-D-122. Mr. Sears asked Jody to look at it very closely when he goes there.

Jody asked for a specific location. Mr. Sears stated that feedback from the owners is that the plower is going outside the actual boundary of the road and he is taking it down to the gravel. He is also not bringing down the berms as required in the Guidelines.

Ethan Lamiman, Lot FM-D-158-A, noted that going along Forest Meadow north of Arapaho towards Porcupine is all dirt. Jody stated that he would check out the connector. Jason Smith, Lot FM-C-57, stated that Gary stopped to talk to him today and said along with Arapaho and from Forest Meadow to Valley View that he had knocked down all the berms.

Mr. Sears asked Jody to take the time to check out the connector. Jason Smith asked Jody to let him know when he plans to go, and he will meet him there.

Water Company Report

Mr. Sears noted that Paul Suitor had sent an email to the HOA Board and Scott Boyle that followed up with an email yesterday.

Paul Suitor reported that the Water Company was still working on an agreement with Mountain Regional, and the potential merger. Paul explained that the Mountain does not supply enough water for summer demand and the Water Company may have no choice but to annex into Mountain Regional.

Scott Boyle had nothing additional to add. There were a lot of discussions and he believes the Water Board has done their due diligence in trying to acquire another kind of water source in and out of the Ranch. Mr. Boyle stated that the Water Company has done a great job trying to find water, but it is just not there.

Mr. Sears stated that Paul Suitor would be the appointed HOA representative on the Water Board for the remainder of the year, as voted on by the HOA Board. Ms. Suitor asked Mr. Sears to email the Water Company and copy the HOA Board members so they are aware that Paul will be the official representative. Mr. Sears stated that he already told Eric Cylvick and he would follow up with an email.

Mr. Pagel asked Mr. Suitor to explain the possible merger with Mountain Regional. Mr. Suitor explained that it will take time and many things need to be worked out, but eventually Mountain Regional will take over the Pine Meadow Mutual Water Company. Mr. Pagel assumed it would be an extensive process since all the property owners are shareholders of the Water Company. Mr. Suitor stated that it is coming, and it will be discussed a lot.

Bennett Wetch asked if the HOA should be sending out official communications to the owners given their ability to reach people better than the Water Company, or whether it was still too premature. Mr. Suitor thought it was premature. Communicating with the owners will come at some point. He noted that this has been in the works for at least a year. It will take a long time to work out all the details because there is so much involved. Mr. Suitor did not want to alarm anyone, and he believed this was the best option for the Ranch long term.

Ms. Suitor cautioned about being careful with their messaging because the Water Company is separate from the HOA. This Board should try to answer questions the best they can, but they should primarily refer people to the Water Company for answers. Mr. Sears agreed. The Water Company and the HOA are two separate entities that serve the same people, but the Water Company must inform the property owners.

Mr. Pagel stated that as the HOA representative to the Water Board, he encouraged Mr. Suitor to emphasize the importance of the Water Board to send out memos and information to the shareholders. Mr. Suitor agreed. He will reiterate those concerns when he is in his official capacity at the next meeting.

Mr. Sears emphasized that it is not the role of the HOA to send out communications related to the Water Company. However, he is an owner, and he has a share in the Water Company like everyone else at this meeting, and they need to be aware of what the Water Company is doing. Mr. Sears understood that it could be a year and a half or more, depending on the process. They need to be aware that it is happening, but the Water Company has the responsibility to communicate to the owners.

Mr. Rosing pointed out that besides it is the responsibility of the Water Company to communicate to the owners, the HOA would not want to miscommunicate something to the owners because they are not the Water Board. He advised that further discussion beyond this meeting would be a mistake. Mr. Pagel agreed, which is why he asked Mr. Suitor to emphasize the importance of communication.

Nicole Irving (Area 4) joined the meeting.

Recent Area Items or Issues

Area 1

Duane Anderson had two or three inquiries from people interested in developing and buying, primarily on Forgotten Lane. One of the questions was about snow removal and Mr. Sears had helped him to answer their questions.

Area 2

Bennett Wetch had nothing to report for Area 2.

Area 3

Jill Wilson had nothing to report for Area 3.

Area 4

Nicole Irving stated that the email from Brian Thompson, PI-E-91, was the only concern in Area 4.

Area 5

Bruce Hutchinson commented on the continual problem of people parking in the middle of the road while they sled or snowshoe down the hills. He was attempting to resolve that problem.

Area 6

Paul Suitor had nothing to report for Area 6.

Area 7

Scott Boyle stated that owners have talked to him about the construction trucks coming up and down the canyon to reach build sites. The trucks are not prepared for the roads and the owners would like to know what can be done to keep the trucks from coming up.

Mr. Boyle commented on an issue with sledding on Tollgate Canyon. He wanted to know what can be done to let people know that these roads are not good sledding or snowmobile hills because of the traffic. He understood this issue was raised in the past and is now coming up again.

Mr. Suitor noted that he saw the issue on Facebook. He commented that there is nothing the Board can do unless they know who is doing it, and they can only send a letter. The owners should contact the Sheriff if they have serious concerns.

Mr. Wetch stated that he saw people park in the middle lot and sled down from there a few different times. He was unsure what he could do at that time other than informing the sledders that they were being dumb for doing it. Mr. Sears remarked that the Board members are not the police and all they can do is warn people.

Mr. Boyle thought they could provide that information when people come in to get building plans approved. He suggested that every Fall the HOA should distribute or communicate the dangers and risks and that it is not an acceptable activity.

Mr. Sears noted that the communications committee is looking at ways to communicate with the owners in the future, which will include a welcome packet for new owners and sending a newsletter to all the owners. Safety issues can be highlighted and addressed in the newsletter.

Mr. Hutchinson stated that his telephone number is listed on the website and he tends to get unusual calls. He received a call today from someone who wanted to know whether chains were required on Tollgate. He told them, yes, but after a few more questions he found out that they were not owners on the Ranch and were coming up for an Airbnb. He received another call today from an owner who said that her daughter was coming up and a renter was coming down too fast and they had an accident on Tollgate. Mr. Hutchinson remarked that the HOA also needs to address how to communicate with renters.

Mr. Sears thought drafting and implementing Rules and Regulations for renters will help with the communication issue. However, they need to figure out the best ways to communicate safety topics, in general, to encourage people to make wise decisions.

Committee Reports

Architectural Committee – Nick Jackson reported that the Committee had not received any new submissions this month. They had a few inquiries but there has been no activity during the winter.

Mr. Jackson found out this evening that a Lot Improvement Plan was submitted last week but it was not forwarded to the Committee members. He thought there might be something wrong with the email forwarding. The Committee will be reviewing those plans.

Mr. Hutchinson stated that he saw a response to an inquiry on how to submit and whether it required a hard copy. He asked if Mr. Jackson would be distributing the Lot Improvement Plan to the other committee members and how they should expect to receive it. Mr. Jackson stated that he would put it in the dropbox, or he could email it to the Board. He noted that the 'building' email address was not currently working.

Ms. Suitor asked when the email problem started because nothing had changed. Mr. Jackson offered to send Ms. Suitor the forwarded email he received that shows when it was sent. Mr. Wetch asked Mr. Jackson to also let them know when he last received an email from that email address. Mr. Jackson offered to send that information.

Mr. Jackson asked if Mr. Hutchinson was comfortable getting the plans out of the dropbox. Mr. Hutchinson stated that he does not automatically check dropbox unless he is notified

that there is something new in dropbox that needs to be reviewed. Mr. Jackson stated that he would put the plans in dropbox and also send an email.

Roads and Parking Committee – Mr. Boyle reported that Andi Harris, asked him to contact her to talk about some of her questions and concerns. One of her concerns is that people are paying an impact fee on the roads when they build, but once the building is completed and the roads have been damaged, the roads are not repaired. The question is how the impact fees are absorbed and whether they are earmarked in a special account that ties back to the particular road that was damaged when that specific owner built on their property. Mr. Boyle wanted to know how the impact fees are being applied.

Mr. Boyle stated that he was trying to schedule a Zoom meeting with the Road Committee to discuss some of the concerns and issues so they can begin to look at the Rules and Regulations and other things they need to address. Mr. Boyle would like to schedule a meeting this week so they can make assignments and start putting things in writing for review.

Mr. Boyle stated that he was looking into the problem with Lot FM-B-122. He asked if the HOA has a letter of non-compliance that could be given to that individual or other individuals that are violating the Rules and Regulations or the CC&Rs.

Mr. Sears replied that Robert Rosing has drafted a letter of non-compliance, but it had not yet been sent. Mr. Sears had seen the most recent draft this afternoon. Mr. Jackson had also read the draft letter and Mr. Sears thought Mr. Boyle should read it before it goes out. Mr. Sears stated that this situation was more complex because the individual in FM-B-122 is a renter, not the owner, and communication needs to be a dual model. Mr. Boyle asked if the HOA has a generic letter of non-compliance or if they are written more specific to a situation. Mr. Sears replied that Carol has a non-compliance standard that she uses in general. However, in looking at compliance in general, he thought they should have more than one version because different issues need to be addressed differently. Mr. Sears noted that the Compliance Committee has not yet met, but in making a list of items he would like to see addressed, one is the letter of how they do non-compliance. The letter is sent first as a warning and then as a fine for the violation. Mr. Sears stated that the process needs to be slightly different going forward. Mr. Boyle asked if the Roads Committee should develop a non-compliance letter that is specific to road issues. Mr. Sears encouraged the Roads Committee to draft a letter that the Compliance Committee can review as they move forward. It was one of the areas the Compliance Committee needs review.

Mr. Hutchinson asked Mr. Rosing if the HOA has any standing whatsoever with a renter damaging the roads. Mr. Rosing stated that with renters the most direct way is to hold the

property owner responsible for the behavior of his or her renters. The owner should be fined for the renter's behavior because the renter is there at the owner's request and with the owner's permission. If the renter continues to violate the rules, the HOA can fine the owner progressively until the owner takes action to control their renter. Mr. Rosing remarked that there are other ways for recourse, but this was the most direct.

Mr. Sears noted that per the Rules and Regulations if a renter damages the road, the owner is responsible for any expenses associated with the HOA repairing the road. Mr. Sears remarked that it is difficult to encumber a renter, but an owner is a completely different situation.

Mr. Boyle asked if there is an account for Zoom that the Road Committee could use to schedule Zoom meetings. Ms. Suitor replied that she could set it up for Mr. Boyle. Paul Suitor is on the Road Committee and she could give him the log-in as well.

Fire Committee – Mr. Sears noted that Ms. Irving had sent an email from the Fire Committee. It was a well-done outline and he appreciated it. Ms. Irving noted that it took two hours to go through it all. She stated that the Committee wanted a full picture of how the fire and safety situation looks for the community. The bottom line is that it does not look good. They are very unprepared, and nothing has been updated since at least 2006-2008. Dave Telian is also on the Fire Committee and he is actively involved in the fire scene. Mr. Telian believes that Utah is ready for a big disaster, and Pine Meadow ill-prepared is not wise. Mr. Suitor noted that Mr. Telian also reiterated that Pine Meadow is more unprepared than a lot of smaller HOAs. The Pine Meadow community should be much more prepared than it is for their size.

Mr. Sears emphasized that this issue needs to be addressed as best as possible before they get into fire season this summer. Mr. Suitor remarked that these issues could take four or five years to catch up because they are so far behind. Mr. Sears agreed; however, he thought the outline was a starting point and there are other things they can do moving forward. Ms. Irving stated that it will be a long-term effort to get Pine Meadow to where it needs to be. There are pressing matters such as emergency exits and finding out that they only have a written agreement for one single emergency exit and the rest are handshake agreements. Another issue is the location of the emergency exits and signage to direct people to those exits. Ms. Irving thought establishing the emergency exits should be addressed first. They want to work towards being fire-wise, and a lot of that is communicating with the community and making sure everyone is aware.

Ms. Irving recalled that a couple of years ago they had Fire Preparedness Day and Alan Powell set up booths and communicated with the community. She thought they needed to consider that type of event again. Ms. Irving stated that a lot of it involves sitting down and

coming up with a fire-wise plan and a community preparedness plan. She noted that there are only three members on the Fire Safety Committee, and she suggested putting a request out to the community to get more people involved. Mr. Suitor pointed out that it would be best to get people with fire safety experience. Ms. Irving commented on the importance of making this a priority. They need plans, financial investments, equipment, and an actual active contingency plan that is more comprehensive and detailed than just clearing out brush and debris. Ms. Irving suggested the possibility of hiring additional employees to do fuel mitigation. She was aware that additional employees cost money and she thought the Board should reassess the budget and make fire preparedness a priority in the budget in future years and allocating money to make sure the community is safe.

Mr. Suitor stated that a primary issue is putting together a budget for a fire program. He thought they could easily spend \$80,000 on a good chipper for the HOA and hire a full-time person to run it side by side with Jody. He suggested developing a chipping program where the owners can drag out their wood to the street on certain days and someone will come by and chip it. They need to encourage owners in the community to help because the HOA cannot do it all. Mr. Suitor noted that they could rent a chipper for the short-term but that will not solve the long-term problem. If the HOA invests in a chipper, they can put it to use for a very long time and get other people involved.

Mr. Wetch asked if the Fire Committee talked about the reimbursement program for the work people do on their lots. Ms. Irving replied that they did talk about the in-kind dollars program. It is a great program; however, the funds do not go directly to the HOA. It goes to Summit County and the County assesses where those funds need to be allocated. She noted that the program itself is overwhelmed and one person manages it for five counties. Ms. Irving stated that it is still good to keep track of those hours and to allocate them because it shows Summit County that they are making an effort towards making the community safer, but Pine Meadow needs to rely more on themselves than on those funds.

Mr. Suitor commented on the amount of paperwork involved with the in-kind dollars program, fire-wise, and other programs. It is more than what a few volunteers can do. They need someone who is seriously dedicated.

Mr. Sears stated that the outline was excellent, and the issues Ms. Irving and Mr. Suitor raised were on the outline. He thought the Fire Committee should take the next step relative to flush out the issues. Mr. Sears suggested that the Board have a separate working meeting to discuss the items that were brought up because they are all important. He agreed that they need to have a plan, and unless they have a plan they will never accomplish their goal. Mr. Sears stated that this was the most comprehensive dialogue and targeted item presentation that he has seen in his time on the Board.

Mr. Sears stated that they need to put out a request to the owners for volunteers, especially anyone who has a fire prevention background. Once they organize volunteers, flush it out, and take it to the next level, the Board can have a focused dialogue strictly on fire preparedness because it is critical.

Communications – Michelle Suito reported that she has been working with Rocky Donati on putting together a welcome packet for homeowners. One of the steps was to make sure they get updates from Carol when there are new owners on the Mountain. Ms. Suito stated that currently, the welcome packet is 16 pages. Mr. Sears and Ms. Irving previously reviewed it. Ms. Suito reviewed it today, made some edits, and sent it back to Rocky.

Ms. Suito stated that they were also looking at ways to get meeting minutes to the homeowners more quickly. They thought about doing summary notes and have been hit or miss on being successful. She had someone lined up to take notes in the interim until they receive the draft minutes, but she found out before this meeting that it had fallen through.

Ms. Suito noted that Jan LeVitre put together a poll that was linked on Facebook. and they received 57 responses. People read the Minutes and want them done sooner. Having a summary is fine, but it does not include everything everyone wants to know.

Mr. Sears wanted to know who the poll was sent to. Ms. Suito stated that a link to the poll was posted on the website and the notification went out on Facebook. Mr. Sears pointed out that if it did not go out via email, a broad number of owners would not have known about it.

Ms. Suito pointed out that the 57 people who responded want the draft meeting Minutes within a week of the meeting. Ms. Suito stated that the timeline in getting the Minutes transcribed and ready to post on the website is still problematic.

Ms. Suito stated that she was also gathering other numbers for the Board. She reported that there were 599 website visits in the last seven days and 2,800 in the last 30 days. People hit an average of 3 pages per visit. Ms. Suito had a breakdown of which pages were visited most often. She noted that 32 people in the last month went to the Meeting Minutes page. Mr. Sears asked if it was 32 out of 800 owners and whether one owner has multiple properties. Mr. Suito replied that there is no way to know that. It only shows 32 unique visits to that page. She assumed it counted IP addresses that could never be tracked to anyone.

Ms. Suito reported that someone was lined up to do a newsletter in the summer and that fell through. She found another person to do a newsletter but that also fell through. If someone would write the content of the newsletter, she would post it. The struggle has

been getting people to write content.

Mr. Suitor pointed out that most of the owners know that the meeting minutes are not posted for two months and they have learned the behavior of not looking for the Minutes. Mr. Sears agreed that they may need to find a way to do it differently to improve the process.

Compliance – Mr. Sears reported that the Compliance Committee had not met as a group and there was nothing to report.

Community Improvements – Ms. Suitor stated that she, Nicole, and Joanna walked the Ranch and scouted out the section of the common area they would like to start with improving. They believe it needs to be done in phases. Mr. Suitor remarked that they have visual ideas of the type of pavilion they could start with for Phase I, and they would like to work on getting bids. They have identified someone to help do a community fundraiser to increase the funds for additional phases. Ms. Suitor noted that Jill Wilson, the Area 3 rep, also joined the committee.

Rentals - Mr. Sears reported that the Rentals Committee had not formally met. Michelle and Paul Suitor and Mr. and Mrs. Donati were on the committee. He had sent them the information from his research at the State and County level, as well as examples of rules and regulations the HOA could implement. Mr. Sears noted that it was primarily focused on short-term rentals; however, many of the same issues related to long-term rentals. He stated that the HOA can be doing some things and they will start that process beginning in March to narrow down the issues that need to be highlighted by the owners if they intend to have short-term renters on their property. Long-term renters will come into play as they move through that process. Mr. Sears stated that it took him longer than expected to go through the information regarding rentals. It is a complex issue on one level, but very straightforward on other levels. He intends to share the information as they move forward.

Mr. Sears stated that in the survey 170 respondents did not want short-term rentals on the Ranch when voting on the CC&Rs, which is not an option at this point. However, the HOA Rules can have some level of control relative to how the renters need to behave and to hold the property owner accountable.

Mr. Hutchinson asked if the limitations and requirements they can follow come from Summit County or the State. Mr. Sears replied that most are controlled within a community or a city. Summit County gives guidelines to the various communities, and they also provide outlines for unincorporated areas. Pine Meadow is an unincorporated area. Mr. Sears stated that the State has broad guidelines, which are simply guidelines for communities to establish the standards. Mr. Sears clarified that HOAs have the ability within the HOA to

establish rules and regulations. Those are the tools they will use to require owners to comply with certain standards. He remarked that they do not have recourse with the renters themselves, but they do have recourse with the property owners. The owners before renting should communicate the information on how those renters must conduct themselves when they are on the Ranch, whether they are full-time or short-term renters.

Monthly Budget Review

Andrew Pagel reviewed the detail of the unpaid bills for \$17,733.95. That amount includes the 2nd payment of \$10,250 for plowing the connector on the Forest Meadow side.

MOTION: Andrew Pagel moved to approve the unpaid bills as presented in the amount of \$17,733.95. Nick Jackson seconded the motion.

Mr. Sears commented on an invoice from Weebly that Michelle Suitor had paid and would like to be reimbursed.

AMENDMENT: Mr. Pagel amended his motion to include the reimbursement to Michelle Suitor for the Weebly renewal. Paul Suitor seconded the motion.

VOTE: The motion passed unanimously.

Mr. Pagel asked Mr. Rosing to let him know whenever the legal fees exceed the \$2,000 threshold so it can be pre-approved. Mr. Sears noted that Mr. Rosing had informed the HOA that the bill for this month would exceed \$2,000, but it was not communicated effectively. Mr. Rosing stated that he sent an email to Mr. Sears when he realized it had exceeded the threshold. Mr. Pagel thought the current invoice looked fine and he only mentioned it to make sure the Board is notified beforehand. He asked Mr. Rosing to send future emails to the generic 'Board' email address, so everyone is notified.

Robert Rosing's Update

Mr. Rosing thought the letter regarding the plowing was ready to send out.

Mr. Rosing noted that the Board talked a lot about the fire after the fire, and he was pleased to see the fire topic come up again. He noted that several major insurance companies have pulled out of parts of Park City and certain areas of Summit County because of fire risk. He believed that would become increasingly more common. If anyone is concerned about spending money on fire safety, it is important to understand that there could be a direct financial impact on some owners even before there is a fire. Insurance rates are

increasing, and communities that are better prepared will be able to have affordable insurance.

Mr. Suitor stated that he has heard from individual homeowners who lost their insurance and had a difficult time getting property insurance on their cabins for the same reason. Mr. Sears encouraged all owners to keep their insurance and not to shop around for new insurance because he has heard the same complaint.

Mr. Rosing stated that as they work on the fire plan, they should keep in mind that the Association can adopt rules for the health, welfare, and safety of the owners and properties on the mountain, and that includes fire. Mr. Rosing believed the HOA could take a more active role in trying to mitigate the fire risk.

Ms. Irving asked Mr. Rosing where they ended up with the Noah Levine situation in getting his property transferred over for building rights. Mr. Rosing understood that Mr. Levine lost interest when he realized how much it would cost him to do what he wanted. Mr. Rosing would follow-up to make sure that was still the case and that Mr. Levine has not changed his mind.

Mr. Boyle stated that he was looking at the chats and there was some discussion on fire exits. He volunteered to work with fire exits. Being on the Ranch as long as he has, he knows where the exits are and that most have been closed off because of abuse from inside the Ranch, and others have been washed out. Mr. Boyle noted that some people have put up barbed wire fences because they were tired of four-wheelers going across their property. He suggested that the HOA negotiate with those property owners to repair the damage that occurred in the past and open communications for emergency exits. They could put up crash gates to keep out the four-wheelers but use them in an emergency.

Mr. Suitor stated that the Fire Committee talked about those exits, as well as the exit in Alexander Canyon, which was washed out. Ms. Irving thanked Mr. Boyle for volunteering to help on the committee.

Public and Open Forum

Tom LeCheminant, Lot PI-D-29, asked if the HOA was enforcing the parking at the dumpsters. Mr. Boyle believed there was signage indicating the parking time limit at the dumpsters. The Board needed to decide on how to enforce the parking time limit. Mr. Boyle questioned whether the ranch manager could be the point of contact. If Jody received a complaint, he could go to the dumpster and place a sticker on the car window. Mr. Sears noted that they have already established that the towing company from Park City will tow away a car that does not have a parking permit.

Mr. LeCheminant stated that he sent several pictures to Mr. Sears and Mr. Jackson showing cars and some trailers that were parked there for a long time with no parking stickers. He thought they should either enforce the parking restriction or eliminate it. Mr. Jackson stated that the HOA cannot control how soon the towing company comes after they are called.

Mr. Boyle asked if the HOA still had warning stickers that can be put on the car window when the Board receives pictures or phone calls to let the vehicle owner know they are in violation. Mr. Suitor believed most of the Area Reps have those stickers and he recalled that Ms. Irving offered to give some to Mr. Boyle. Ms. Irving stated that she had stickers she could give to Mr. Boyle or any of the Board members.

Mr. Boyle thought it was also important to establish a point of contact. Ms. Suitor noted that Park City Towing goes through and monitors the lot. She was unsure of their schedule, but that monitoring is already in place. Ms. Suitor remarked that some owners have complained that Park City Towing monitors too frequently because they were parked without a permit and got towed.

Mr. LeCheminant stated that the cars in the pictures he sent to Mr. Jackson and Mr. Sears had been sitting there for 3 days before he sent the pictures. Mr. Sears asked Mr. LeCheminant to contact Mr. Jackson and Mr. Boyle if that occurs again.

Mr. Pagel recalled that Mr. Jackson previously said that sometimes Park City Towing will not come up promptly because of weather conditions, but other times they outright refuse to come and tow. Mr. Jackson believed whether they tow is based on the perceived value of the car and how likely someone will come and pick it up from the tow yard. If no one picks up the car, the towing company incurs that cost.

Mr. Sears was unsure whether a towing company will tow a trailer. He encouraged Ms. Irving to distribute the stickers. He noted that there are 11 Board members, but four members are not on the Mountain year-round. He encouraged the Board members who live on the Ranch to start placing stickers on the cars that violate the rules.

Ms. Irving stated that she would give stickers to anyone on the Board who wants them, and she would give some to Jody as well so he can stick them on windows when he sees cars in violation.

Mr. LeCheminant asked to comment on the weekend renters. He noted that last Friday night a Tesla and a minivan were stuck at the bottom of Alexander Canyon and they spent the night in the car. He checked the website for the cabin they said they were renting, and

there was nothing in the information or rules about winter driving conditions in Tollgate. Mr. Sears stated that those are some of the items they need to begin highlighting in the Rules and Regulations for rentals. He reiterated his earlier comment that the homeowner, and not the renter, is the responsible party.

Mr. LeCheminant commented on the damage that was done to the road by the renters trying to get up the canyon. Mr. Pagel asked Mr. LeCheminant to email the Board with photos of those ruts and the URL link with the cabin for rent. Mr. LeCheminant stated that if Ms. Suito wanted to call him, he could tell her the location of the VRBO they were renting. Ms. Suito asked Mr. LeCheminant to email the Board the URL link to the Airbnb with cabins for rent so they can research it.

Ms. Suito stated that she was monitoring the chat. After the Annual Meeting, they usually post the budget on the website; however, she did not have the approved budget for 2021. She asked Mr. Pagel to email her the budget so she could post it.

Sam Vincent thought Ms. Suito had alluded in an email that a change was coming to the notification system for the meetings and the Zoom links. Ms. Suito was unsure about an email, but she had spoken with Mr. Vincent about it. She stated that they are trying to make a change where instead of people emailing her for the link, which is the current method, they are posting the Zoom invite details on the homepage of the website. She had also sent out a text reminder about the meeting to anyone signed up for info by text.

Mr. Pagel questioned Ms. Suito's comment about posting the actual 2021 Budget to the website. He stated that historically they do not post financials to the website because the website is public information and can be viewed by anyone outside of Pine Meadow. Ms. Suito noted that 2020 and 2019 are posted on the website. Mr. Pagel asked if it was the full budget. Ms. Suito replied that the spreadsheet of the Annual Budget that is proposed and approved at the Annual Meeting has been posted every year since 2013. Mr. Pagel asked Ms. Suito to send him an email with the URL link so he will know what to send her. Ms. Suito clarified that it is the 2-page Annual Budget that they hand out at the Annual Meeting for the members to vote on. She would send the link to Mr. Pagel.

Mr. Sears stated that the one-page summary of the Annual Budget is on the website contained inside the presentation that was given at the Annual Meeting. The PDF of an actual formal budget by itself, without being inside, the PowerPoint is not posted.

Mr. Pagel remarked that the owners who are unable to attend the meetings when monthly bills are reviewed can email him, and once Carol verifies that they are an owner, he can share the financial information. However, it needs to be communicated via email and verified that the person is an owner.

Mr. Vincent asked about the process to receive info by text. Ms. Suitor stated that if people go on the website, under the SAFETY tab the page has a dropdown that has the information for signing up for a fire emergency by text. From that tab, there are two text reminders that people can sign up for. One is Tollgate Fire. If you are signed up for that notification, you will only get a text message in the event of a fire. The Tollgate Info is the one people should sign up for to get notifications if a road will be closed for whatever reason. The day before the monthly HOA Meeting, she also texts a reminder. If she has the agenda when she sends out the reminder, she includes a link to the agenda as well. The agenda is posted on the website when it is finalized. You can also type in the search box on the top right of the website, the word communication to get more specific information.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:07 p.m.
