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VETERANS DAY
— HONORING ALL WHO SERVED —

SPENCER WATTE



Pine Meadow Ranch

2025 Annual PMR Owners Association Meeting

November 11, 2025

6:30 PM

In Person and
Zoom Meeting



2025 Annual Meeting Agenda

- ❖ **Introductions**
- ❖ **About the PMRHOA**
 - a. **Statistics of Interest**
 - b. **Lot Improvement Plan Approvals in 2025**
- ❖ **2024 Minutes Approval**
- ❖ **2025 Elections**
 - a. **Candidate Introductions and Statements**
 - b. **Voting will happen via mail to all owners**
- ❖ **2025 & 2026 Planning and Projects**
- ❖ **2026 Budget Review**
- ❖ **Open Forum**
- ❖ **Voting by Owners on Budget, Amendment to Rules and Regulations, and adjusted fee schedule.**
 - a. **Ballot voting for those present**
 - b. **Ballot voting for those on Zoom– 24 hours after receiving ballot in email from PMROA**
 - c. **Email on results will be sent out to those who attended the meeting and posted on PMROA Web site**



About the Ranch in 2025

Owner Type	Number of Lots
Land Only Owners	297
Part Time Residents	313
Full Time Residents	193
Total	803

Rental Units	40
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Cabins/Homes New builds:	5
Total SqFt for cabins	21,287
Average SqFt for cabins/homes	4257
Construction Fees:	\$57,202
Other Additions/Builds:	8
Total SqFt for Other Additions/Builds	16,370
Average SqFt for Other Additions/Builds	2046
Construction Fees:	\$57,274
Total Builds:	13



Data From Summit County – 2025

Owner Type	2022	2023	2024	2025	Assessed Value				Acres
					2022	2023	2024	2025	
Land Owners	335	320	304	297	\$40,667,152	\$61,839,375	\$60,534,306	\$60,602,740	592.61
Part Time Owners	317	304	300	313	\$182,057,259	\$230,283,335	\$203,333,436	\$226,673,914	585.24
Full Time Owners	153	179	196	193	\$57,309,545	\$88,251,991	\$90,681,678	\$90,637,364	407.69
Total Lots:	805	803	800	803	\$280,033,956	\$380,374,701	\$354,549,420	\$377,914,018	1585.54



2024 Annual Meeting Minutes

- The Power Point presentation for last years meeting is on the website for review which included the approved Budget.
- The draft minutes for last years Annual Meeting are posted on the website for owners review. A limited number of copies of the minutes are available for review for those present.

2025 Elections



- ❖ Treasurer (3 Year)
 - Andrew Pagel (incumbent)

- ❖ Area 2 (3 Year)
 - Marty Hansen (incumbent)

- ❖ Area 6 (3 Year)
 - Austin Boyce
 - Alan Levar

- ❖ Area 7 (1 Year to finish term)
 - Alex Buller
 - Amy Leach

2025 Elections



PINE MEADOW RANCH HOME OWNERS ASSOCIATION 2025 ELECTION BALLOT

TREASURER:	<input type="checkbox"/>	ANDREW PAGEL	<input type="checkbox"/>	Write in: _____
AREA 2 REP:	<input type="checkbox"/>	MARTY HANSEN	<input type="checkbox"/>	Write in: _____
AREA 6 REP:	<input type="checkbox"/>	AUSTIN BOYCE	<input type="checkbox"/>	Write in: _____
AREA 6 REP:	<input type="checkbox"/>	ALAN LEVAR	<input type="checkbox"/>	Write in: _____
AREA 7 REP:	<input type="checkbox"/>	ALEX BULLER	<input type="checkbox"/>	Write in: _____
AREA 7 REP:	<input type="checkbox"/>	AMY LEACH	<input type="checkbox"/>	Write in: _____

RULES FOR VOTING:

You must be current on your homeowners assessments to vote. There is only one vote per lot. All owners may vote for Treasurer. Owners may only vote for the Area Representative if they own Property in that area.
(Area is printed on address label)

Ballot must be POSTMARKED by: DECEMBER 1, 2025



2025 & 2026 Planning and Projects

John Adams

Path to Repairs - Tollgate Canyon Road



2023



Major Damage
Installed Culverts

Spring / Summer 2023



2024 - 2025



Horrocks Engineering /
8 Segments / 6,000 linear feet

- 520 feet of new Culverts
- 1.1 miles of Widening & Repairs
- 1.1 miles of Protective Drainage
- 1,517 ft of Protective Guardrails
- 200 ft Chain-up area for Winter
- 2,100 ft Paved to Salt Box Pond
- Improve Hairpin Curve

2025



Permitting

- UT Division of Water Rights
 - Permit Expires 10/31/2028
- US Army Corps of Engineers
 - Permit Pending
- Summit County
 - Permit Pending
 - Special Variance
- Horrocks Adjusting Designs to Ordinary High Water Mark

2026 - 2030



Permitting and Work

Will road work take place a little at a time or all at once?

Do we just patch the rough spots until we have a larger reserve?

Do we explore outside financing to accelerate repairs?

Permitting Taking Longer Than Expected



1. **Utah Division of Water Rights Permit:**

- a. Received permit on 9/23/2025 / Expires 10/31/2028

2. **U.S. Army Corps of Engineers - Nationwide Permit Requirements:**

- a. **Aquatic Resources Report** - Provide an aquatic resources (AR) delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, within the project site.
- b. **Aquatic Resources Impact Map** - Update maps to show all aquatic resources within the project area and proposed aquatic resource impacts labeled with linear feet/acreage of each impact.
- c. **Cultural Resources Report** - Provide a Cultural Resources Report sufficient to initiate consultation for compliance with Section 106 of the National Historic Preservation Act of 1966.
- d. **Reduce Acreage Impact** - to less than ½ acre below Ordinary High Water Mark.

3. **Summit County Engineering (too many requests to list) - here are a few:**

- a. Road profile before and after, road grades, right of way, drainage for 100-year storm, volume calculations, erosion control, location of excavated materials, noxious weed plan, construction mitigation plan, cost estimates, bond, etc.

Alternative Permitting Path with USACE



1. **The Programmatic General Permit 10 (PGP-10)** under the U.S. Army Corps of Engineers, in coordination with the Utah Division of Water Rights Stream Alteration Program, is a streamlined authorization covering minimal-impact activities in eligible stream channels in Utah.
2. It authorizes structures or work in, over, or under waters of the U.S. (under Section 10 of the Rivers & Harbors Act) and/or the discharge of dredged or fill material into waters of the U.S. (under Section 404 of the Clean Water Act), provided the work has been or will be authorized by the State of Utah's Stream Alteration Program.
3. The discharge into streams cannot exceed 300 linear feet below the ordinary high-water mark for most activities vs 1,670 LF in original designs from Horrocks.
4. Activities must have no more than minimal adverse impacts individually and cumulatively.
5. Applying under PGP-10 may allow one joint application to satisfy both the state Stream Alteration Permit and the USACE's verification under PGP-10, which simplifies the process.



Depending on how we approach the repairs, this is the potential cost:

1. Full Reconstruction - \$3.5 to \$4.5M

- Rebuild entire 3.4-mile road to Bobcat Springs with asphalt according to engineered standards and engineered fills
- Finished road width: 22 ft / Projected useful life: 25–30 years

2. Full Reclamation - \$2.5 to \$2.9M

- Recycle and reuse existing asphalt road materials, supplemented with cement stabilization and engineered fills
- Asphalt the full 3.4-mile road to Bobcat Springs / Some widening / Useful life approximately 25 years

3. Multi-Year Targeted Repairs (Current Plan) - \$2.1 to \$2.5M

- Implement Horrocks/CRS recommendations on the most damaged/unsafe 1.1 miles over five or more years
- Extend asphalt to Saltbox Pond / Patch other deteriorating areas as budget allows
- Projected useful life: Repaired 1/3: 25+ years; Unrepaired 2/3: Unknown useful life

4. Asphalt Replacement Only - \$1.3 to \$1.5M

- Remove and replace the current 2.7 miles of asphalt surface on existing non-engineered fills
- No widening, limited ditch work, no Horrocks/CRS design changes / Projected useful life: Unknown; very high risk

5. Annual Patching & Filling - \$25,000 to \$50,000 / year

- Small patch/fill projects within the annual budget / Estimated cost: Budget-limited
- Projected useful life: Very short-term relief only / Overall road continues to decline

Tollgate Canyon Road - Segment 7

- Segment 7 is the 900-foot damaged section of upper-TCR between Hillcrest and the two catch ponds
- We have highlighted the three previous repair bids with the lowest totaling \$429,789 from Geneva Stone
- After the August Board meeting, Rock Solid submitted a partial bid totaling \$141,173 for the prep-work and ditch work
- How does that compare?





Segment 7	2025 Bid	2025 Bid	2026 Bid	2025 Bid
Description	MC Contractors	Geneva Rock	JB Gordon	Rock Solid
Mobilization	\$33,000	\$42,000	\$14,000	\$5,000
Construction Surveying Staking	\$9,800	\$15,000	\$3,000	\$5,000
Traffic Control	\$10,000	\$37,000	\$19,000	\$1,500
Clear & Grub	\$23,000	\$19,320	\$12,765	\$3,450
Site Material Cut - 178 CY	\$13,350	\$13,350	\$10,324	\$10,947
Remove and dispose 24" storm drain pipe	\$3,280	\$2,870	\$2,870	\$1,640
Remove and dispose asphalt pavement	\$24,864	\$26,936	\$22,792	NA
Asphalt (new)	\$68,160	\$73,485	\$56,445	NA
Base course for roadway	\$66,960	\$33,480	\$59,427	NA
Granular Borrow	\$53,570	\$29,220	\$44,804	NA
Replace driveway section			\$6,958	NA
Stripping double yellow line	\$1,880	\$5,922	\$3,760	NA
Drainage ditch with fabric & rip rap - 1482 SY	\$74,100	\$72,618	\$158,574	\$67,431
Rip rap around storm drain inlet and outlet - 4	\$2,400	\$7,600	\$7,200	\$2,000
3x3 concrete inlet box - 1	\$3,800	\$7,800	\$5,915	\$3,500
Flared end section - 3	\$4,200	\$7,350	\$9,300	\$3,600
24" reinforced concrete pipe - 181 LF	\$54,300	\$35,838	\$24,978	\$37,105
Total	\$446,664	\$429,789	\$462,112	\$141,173
15% Contingency			\$69,317	
Grand Total			\$531,429	



Segment 7 Partial Work Bids	2025 Bid	2025 Bid	2026 Bid	2025 Bid
Description	MC Contractors	Geneva Rock	JB Gordon	Rock Solid
Mobilization	\$33,000	\$42,000	\$14,000	\$5,000
Construction Surveying Staking	\$9,800	\$15,000	\$3,000	\$5,000
Traffic Control	\$10,000	\$37,000	\$19,000	\$1,500
Clear & Grub	\$23,000	\$19,320	\$12,765	\$3,450
Site Material Cut - 178 CY	\$13,350	\$13,350	\$10,324	\$10,947
Remove and dispose 24" storm drain pipe	\$3,280	\$2,870	\$2,870	\$1,640
Remove and dispose asphalt pavement	\$0	\$0	\$0	\$0
Asphalt (new)	\$0	\$0	\$0	\$0
Base course for roadway	\$0	\$0	\$0	\$0
Granular Barrow	\$0	\$0	\$0	\$0
Replace driveway section	\$0	\$0	\$0	\$0
Stripping double yellow line	\$0	\$0	\$0	\$0
Drainage ditch with fabric & rip rap - 1482 SY	\$74,100	\$72,618	\$158,574	\$67,431
Rip rap around storm drain inlet and outlet - 4	\$2,400	\$7,600	\$7,200	\$2,000
3x3 concrete inlet box - 1	\$3,800	\$7,800	\$5,915	\$3,500
Flared end section - 3	\$4,200	\$7,350	\$9,300	\$3,600
24" reinforced concrete pipe - 181 LF	\$54,300	\$35,838	\$24,978	\$37,105
Total	\$231,230	\$260,746	\$267,926	\$141,173

Funds Currently Available for Tollgate Canyon Road Repairs



What Funds are Available for Repairs?

The approved one-time assessment earmarked **\$264,736** for repairs and it has not been spent

John Deere Loader	\$	200,415.00
Snowblower	\$	238,000.00
Lower Tollgate Road Engineering		\$72,500
Hillcrest to Bobcat Engineering		\$52,000
Tollgate Repairs	\$	264,736.00
Sum	\$	827,651.00
Cost Per Owner	\$	1,021.79

Can We Return Responsibility of Tollgate Canyon Road to County?



Yes, per Summit County Engineering, if we brought the road up to county standards, which includes:

1. 8% maximum slope with short distances of 10% slope
2. 24-foot paved width with 2-4 foot shoulders
3. First 100-feet of intersection slope is 4% or less
4. A minimum 60-foot dedicated right of way
5. Approval from the Public Works director and the County Manager
6. Approval by the Summit County Council



Do we have plans for other roads? Yes

2026 to 2027 New Aggregate Road Schedule

FOREST MEADOW SIDE:

1.	Porcupine S.	Done '25	
2.	Bullmoose S.	Done '25	
3.	Forest Circle	Done '25	
4.	Forest Meadow S.		Done '25
5.	Shady Lane	\$17,155	
6.	Artist Point	\$22,000	
7.	Hidden Circle	\$2,245	
8.	**Valley View	\$11,471	
9.	Bullmoose N.	<u>\$19,500</u>	
Total		\$72,371	

Note: List is not in order of priority

** **Valley View** will be test site for higher clay content to review impact on washboarding

PINE MEADOW SIDE:

1.	Hillcrest	Done '25	
2.	Uintah View	\$35,000	
3.	Pine Loop	\$12,410	
4.	Alexander C.	\$39,655	
5.	Beaver Circle	\$4,797	
6.	Elk Road	\$42,418	
7.	Yellow Mtn	\$2,660	
8.	Deer Loop	\$4,041	
9.	Running Deer	\$6,857	
10.	Navajo Dr	\$16,478	
11.	Willow Way	\$6,428	
12.	Valley Vista	<u>\$18,628</u>	
Total		\$189,372	



How many miles of gravel roads can we repair each year on a \$100,000 to \$150,000 budget

(b) Three to Four miles (10% to 13% of 30+ miles)

- a. Applying two-to-three inches of road base
- b. Averaging 16 ft wide roads
- c. Average cost of \$465 per load
- d. 75 to 110 truckloads per mile
- e. At a cost of \$35,000 to \$51,000 per mile



Sawtooth L36 Snow Blower Delivered 10/14/2025

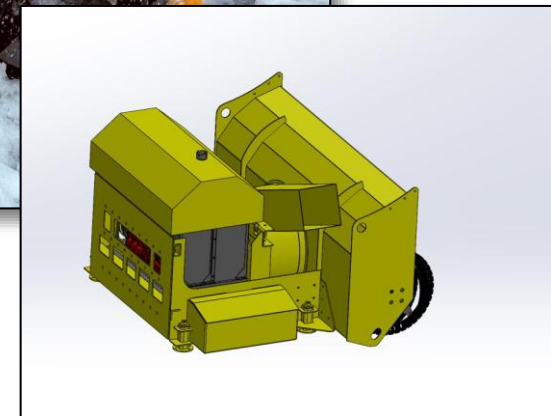
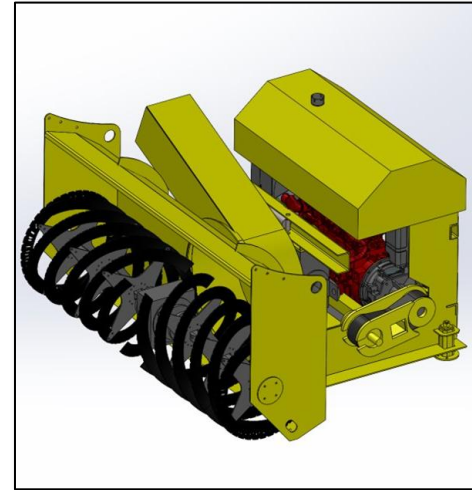


Sawtooth L36 - Snow Blower



L36 Details:

- 9-ft wide two-stage blower
- 30-inch auger ribbon
- Belt driven transmission
- Yanmar 4.6 Liter engine (changed from Cummins)
- 805 Nm (627 Lb-ft) of torque
- Weighs approx. 10,000 pounds
- Moves 2,000 Tons of snow per hour
- Self-adjusting clutch
- Bolt-on Flights / Telescoping Chute
- Operating & repair manuals
- Parts and Service Department operates around the clock every day of the year out of Paul, ID
- Engine comes with a 2-year warranty
- Blower with a 1-year warranty.
- Total Cost: \$240,742.69





Proposed New Rule on Shipping Containers

5.4 Shipping Containers - Existing Shipping Containers as of December 31, 2025

- a. All existing containers must be registered with the HOA by December 31, 2025.
- b. All containers must be placed at least 75 feet back from any official HOA roadway.
- c. All containers must be painted or sided in colors that blend with the natural environment (e.g., browns, greens, tans, or camouflage-style patterns).
- d. No existing container may have power or water service unless it is permitted and inspected by both Summit County and the HOA.

5.5 New Shipping Containers – Effective after December 31, 2025

- a. New containers are not permitted for construction-site or temporary-use applications.
- b. Any request for a new container must be submitted to the HOA and reviewed by the Architectural Review Committee (ARC). Containers will be subject to standard ARC design guidelines and assessed a per-square-foot fee. Containers under 120 SF, (measured from the exterior dimensions) are exempt from this fee.
- c. Applications for new containers must include a site plan showing the proposed location, subject to ARC approval.
- d. New containers must be sided or clad in materials that meet the HOA/ARC mountain vernacular. They cannot be approved by paint alone. Applications must include samples of proposed siding materials and roof colors. Either physical or electronic samples are acceptable.



2026 Budget

Andrew Pagel

2026 Proposed Budget



ANALYSIS		12/31/2026	
1	Total Annual Assessments (% of #1):	\$709,128.00	100.0%
	(AA % of #2):		88.0%
	(AA % of #4):		83.0%
	1/4% Property Sale Reinvestment (vote on 1/2%)	\$42,000.00	
	Construction Assessments (% of #2):	\$55,000.00	6.8%
2	Total All Assessments - Annual & Construction (% of #2):	\$806,128.00	113.7%
	(TA&C % of #4):		6.4%
	Other Income:		
	Delinquent Assessment Fees (% of #1)	\$4,864.62	0.7%
	Finance Charge Income (% of #1)	\$10,636.92	1.5%
	Fine Income (% of #1)	\$765.86	0.1%
	Keys (% of #1)	\$0.00	0.0%
	Mail Box Assessment (% of #1)	\$5,517.80	0.8%
	Memorial Bench Fund	\$0.00	0.0%
	Parking Decals (% of #1)	\$0.00	0.0%
	Road Income - Church Camps (% of #1)	\$14,000.00	2.0%
	Road Maint Contribution - Other (% of #1)	\$0.00	0.0%
	Road Maintenance Contribution - SS lots (% of #1)	\$10,510.10	1.5%
	Services 5% (% of #1)	\$0.00	0.0%
3	Total Other Income: (% of #1)	\$46,295.30	6.5%
	(TOI % of #2):		5.7%
	(TOI % of #4):		5.4%
	Prior Year Assessments collected - uncategorized (% of #1)	\$2,000.00	0.3%
	Other Reimbursements (% of #1)	\$0.00	0.0%
4	TOTAL INCOME (before expenses):	\$854,423.30	100.0%

2026 Proposed Budget (2)

EXPENSES:		
FIXED EXPENSES:		
Accounting-Tax Preparation	\$515.00	0.1%
Bank Service Charges (CC Proc)	\$4,186.67	0.5%
Insurance:		
Cyber Ins	\$585.16	0.1%
D&O	\$2,782.26	0.3%
Liability Insurance	\$11,220.00	1.3%
PO Box Damage Insurance	\$0.00	0.0%
Truck	\$12,000.00	1.4%
Insurance - Other	\$0.00	0.0%
Total Insurance:	\$26,587.42	3.1%
Payroll Expense:		
Total Payroll:	\$252,495.10	29.6%
Professional Fees:		
Mileage	\$315.30	0.0%
Secretarial Services	\$35,330.59	4.1%
Professional Fees - Reserve Study	\$2,000.00	0.2%
Engineering	\$5,000.00	
Total Professional:	\$37,645.89	4.4%
Property Taxes	\$16,309.72	1.9%
Taxes - 1120H		
Federal Taxes (39.5% tax on interest earnings)	\$6,000.00	0.7%
Local Taxes	\$100.00	0.0%
State Taxes	\$26.28	0.0%
Total Taxes - 1120-H	\$6,126.28	0.7%
Telephone	\$1,261.21	0.1%
Utilities:		
Propane/Gas	\$4,500.00	0.5%
Total Utilities	\$4,500.00	0.5%
Water Annex-\$1300Elec,\$2600Heat,\$600 phone,\$4500Insur	\$0.00	0.0%
TOTAL FIXED EXPENSES:	\$349,627.29	40.9%



2026 Proposed Budget (3)

VARIABLE EXPENSES:		
Bad Debt Expense	\$0.00	0.0%
Computer Expense	\$276.02	0.0%
Depreciation Expense	\$0.00	0.0%
	\$0.00	0.0%
Equipment Purchase	\$0.00	0.0%
Equipment Rental	\$35,700.00	4.2%
Equipment Repair & Maintenance:		
Equipment Large Machine Repair	\$20,000.00	2.3%
Equipment Small Repair & Maintenance	\$2,808.01	0.3%
Truck-Ranger	\$300.38	0.0%
Truck Expense	\$8,000.00	0.9%
Equipment Repair & Maintenance (other)	\$878.62	0.1%
Total Equipment Repair & Maintenance:	\$31,987.01	3.7%
Diesel/Fuel/Gasoline	\$15,750.00	1.8%
Internet/Web Expense	\$1,000.00	0.1%
Fire Safety / Mitigation Expense	\$70,000.00	8.2%
Legal Fees:		
Legal Fees	\$17,675.00	2.1%
Total Legal Fees:	\$17,675.00	2.1%
Licenses and Permits	\$420.40	0.0%
Mail Box Keys, Rekey	\$210.20	0.0%
Office Supplies	\$525.51	0.1%
Postage, Printing & Mail	\$3,678.54	0.4%
Rent PO Box	\$0.00	0.0%
Repairs:		
Building Repairs and Maintenance	\$5,050.00	0.6%
Grounds Maintenance	\$1,040.60	0.1%
Total Repairs:	\$6,090.60	0.7%
Road Maintenance:		
Aggregate:		
Aggregate Summer / Purchases/Hauling	\$110,645.19	12.9%
Sand/Winter	\$19,462.39	2.3%
Aggregate - Other	\$0.00	0.0%
#401 Asphalt Major Rehab (2031) - today's cost	\$0.00	0.0%
#402 Slurry Seal (2024, 2027, 2030) - \$60K today's cost	\$20,606.02	2.4%
Total Aggregate:	\$150,713.60	17.6%



2026 Proposed Budget (4)



Culvert Installation & Maintenance	\$12,625.00	1.5%
#405 Gravel Road Culverts Repair - today's cost	\$2,500.00	
General Road Repair:	\$15,125.00	1.8%
14% PMR portion of Grant	\$0.00	0.0%
Road Improvement Projects	\$2,525.00	0.3%
General Road Repair - Other	\$0.00	0.0%
Total General Road Repair:	\$2,525.00	0.3%
Roads-Mag Water	\$25,000.00	2.9%
Snowplowing:		
Junction Court to Arapahoe	\$0.00	0.0%
Snowplowing - Other	\$0.00	0.0%
Total Snowplowing:	\$0.00	0.0%
Total Road Maintenance:	\$193,363.60	22.6%
Travel & Entertainment:		
Meals	\$210.20	0.0%
Meetings	\$525.51	0.1%
Total Travel & Entertainment:	\$735.71	0.1%
Variable Expenses - Other	\$0.00	0.0%
TOTAL VARIABLE EXPENSES:	\$377,412.59	44.2%
TOTAL EXPENSES - FIXED & VARIABLE:	\$727,039.88	85.1%
NET ORDINARY INCOME:	\$127,383.42	14.9%
Other Income / Expense:		
Other Income:		
IRS ERCredit	\$0.00	0.0%
Other Income-Interest:		
Interest Income (Interest on accounts)	\$35,000.00	4.1%
Revenue from sale of equipment	\$0.00	0.0%
Total Other Income-Interest:	\$35,000.00	4.1%
PPP Loan Applied	\$0.00	0.0%
Total Other Income:	\$35,000.00	4.1%
Net Other Income:	\$35,000.00	4.1%
TOTAL NET INCOME:	\$162,383.42	19.0%

Reserve Analysis Update



Checking Accounts - Current	Account Interest	Balance	Date
Checking - 3972	0.18%	\$ 124,180.00	10/20/2025
Checking/Money Market -0942	3.51%	\$ 516,602.00	10/20/2025
2025 Current - Checking Account Funds		\$ 640,782.00	10/20/2025
Money Market Reserve Accounts - Current	Account Interest	Balance	Date
Ultimate CD (5 month)	4.08%	\$ 500,488.00	
2025 Current - Total Money Market Reserve Funds		\$ 500,488.00	10/20/2025
Funded Reserve Year	Contribution	Balance	Date
2020	\$ 73,000.00	\$ 284,650.50	
2021	\$ 40,000.00	\$ 324,719.84	
2022	\$ 170,000.00	\$ 495,711.39	
2023		\$ 286,781.00	
2024	\$ 205,000.00	\$ 500,488.00	
2025 Proposed - Total Reserve Funds	\$ 50,000.00	\$ 550,488.00	
Checking Accounts	Account Interest	Balance	Date
Checking - 3972	0.18%	\$ 124,180.00	
Checking/Money Market -0942 (Reserve Transferred)	0.95%	\$ 466,602.00	
2025 Proposed - Checking Account Funds		\$ 590,782.00	10/20/2025

Pine Meadow Ranch

HOME OWNERS ASSOCIATION

PO Box 95567 SOUTH JORDAN, UT 84095-0567

WWW.PINEMEADOWRANCH.ORG



Annual HOA Dues and Road Maintenance Assessment (per lot)	\$900/YR
Annual Rental Registration Dues	\$200/YR
Construction X Building Lot Improvement Assessment (Min 400-3500 SF Dwelling is non-refundable)	\$8000.00
Additional fee for Structures over 3500 SF feet or Sheds over 120 SF or Additions to existing structure (All need ARC Approval-see ARC Rule 4.4 SIZE)	\$5.50/SF
Road Utility Installation Bond (May be refunded if no road damage at point of C.O.)	\$2000.00
Construction projects between November 1-April 30 ~ refundable bond or fines deducted	\$5000.00
Winter Construction Road Access Violations, charged each occurrence Nov 1 to May 1	Starting at \$1000
Delinquent Assessment Fee	\$25.00/YR
Finance Charge Assessment	12% per annum
Assessment Rebilling Fee (reminder statements)	\$6.00/EA
Returned Check Fee	\$35.00
Lien & Collection Assessment	35% (100% upon foreclosure)
Road Damage Assessment	\$TBD (at cost to repair)
HOA Governing Documents Rules Violation (per occurrence)	Starting at \$250.00
Fire Violations (per occurrence)	\$1000.00 up to \$1500
Transfer Fee (Paid by Buyer/Title Co based on Sales x .0025)	1/2% (.005)
Resumption of Service (Paid by Buyer/Title Co)	\$50
Parking Decals (Max = 5 per lot, 2 Styles, Bumper or Window)	\$1.30/EA
Key Deposit (Mailbox in Tollgate, refund upon 3 keys returned)	\$50.00/EA
Post Office Box (Tollgate: Setup and Annual Renewal)	\$75.00/YR
Convenience Online Payment Processing Fee	Min \$3.00 up to 4%



Owners Open Forum

Ballot Voting Process



- There are ten items up for approval
 - Approve 2024 Minutes as presented/corrected
 - Approve 2026 HOA Dues Assessment
 - Approve 2025 New Const Impact \$5.50 SF Assessment
 - Approve 2025 New ½% (.0050) Reinvestment transfer Fee
 - Approve 2025 Fire Violation \$1000 Fine Assessment
 - Approve 2025 Winter Construction \$1000 Fine Assessment
 - Approve 2025 \$5000 Winter Construction Bond refundable or fines deducted
 - Approve 2025 New Rule: Shipping Container ARC Rule
 - Approve 2026 Budget as presented
 - Approve 2025/2026 Fee Assessment Schedule
- Ballot Voting for owners present will be handed out and collected
- Ballot Voting for owners on Zoom:
 - Owners on Zoom will receive a ballot via email
 - Owners will have 24 hours to return their ballot once received
- Owners attending the annual meeting will receive an email announcing the results of the voting
- Results of voting on the noted items will be posted on the website

PINE MEADOW RANCH OWNERS ASSOCIATION
2025 Annual Meeting Voter Card



Owner name _____

Member votes (1 per Lot owner) Lot # _____

Y N Approve 2024 Annual Minutes as presented/corrected

Y N Approve 2025 New Const Impact \$5.50 SF Assmnt

Y N Approve 2025 New 1/2% (.0050) Reinvestment
.....Transfer Fee

Y N Approve 2026 New Annual \$900 Assessment

Y N Approve 2025 Fire Violation \$1000 Fine Assessment

Y N Approve 2025 Winter Construction \$1000 Fine

Y N Approve 2025 \$5000 Winter Construction Bond
.....refundable or fines deducted

Y N Approve 2025 New Rule: Shipping Container ARC Rule

Y N Approve 2026 Budget as presented

Y N Approve 2025-2026 Fee Assessment Schedule



Pine Meadow Ranch

2025 Annual PMR Owners Association Meeting

November 11, 2025

6:30 PM

In Person and
Zoom Meeting