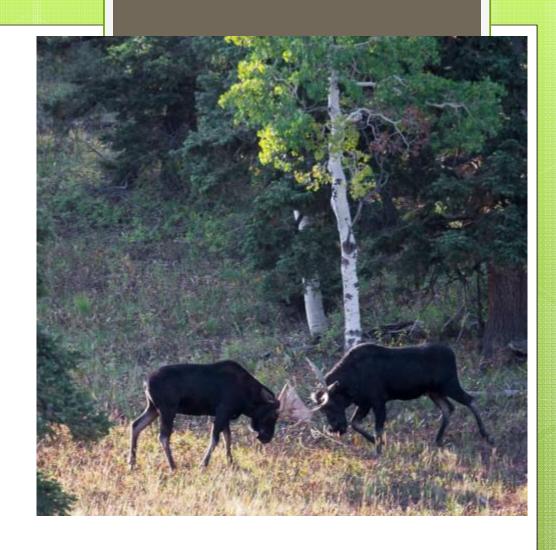


Agenda

- Introductions
- About the PMRHOA
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Elected representation

President: Tony Tyler

Vice Pres: Dan Heath

Treasurer: Pat Kreis

Secretary: Honey Parker

Area 1: Matt Brown

Area 2: Jeremy Jesperson

Area 3: Alan Powell

Area 4: Tom Deaver

Area 5: Mark Hodgson

Area 6: Mike Gonzales

Area 7: Nick Boyle

Professional Staff

Administrative: Carol Steedman

Ranch Manager: Jody Robinson

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Areas of HOA Responsibility

Infrastructure maintenance <u>inside</u> the Ranch and historically the roads leading <u>to</u> the Ranch.

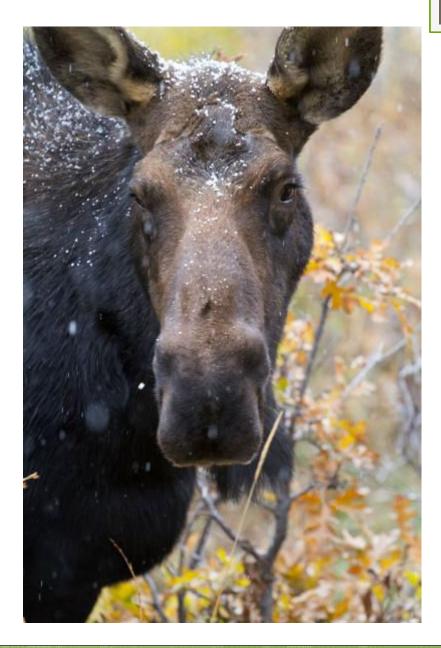
- Roads Grading, resurfacing, MgCl₂, asphalt repair, winter snow removal to the Winter Owner's Parking Lot and the lower parking lot.
- Drainages, bar ditches and roadway culverts (not driveway culverts).

Protective Covenants, Rules & Regulations

- Review and approval of construction within the Ranch through the architectural guidelines.
- Collection of assessments and impact fees
- Enforcing compliance with our Protective Covenants and Rules & Regulations.

To preserve the quality of life on the Ranch property, the PMRHOA is committed to protect the health, safety and welfare of the Lot Owners.

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Review and approval of the annual meeting minutes from November 2013

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Elections & Candidates

Vice President

Dan Heath / Bruce Hutchinson / Scott Boyle

Area 1

Matt Brown

Area 7

Tom Lechiminant / Sue Larsen / Mike Olson

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2014 Projects

Road Work

- Arapaho Road
- Forest Circle
- Pine Meadow Drive
- Heather Lane
- Porcupine Circle
- Tollgate Canyon Road (widening, bar ditching, preparing for new asphalt)
- Forest Meadow Road Re-Alignment

Other Projects

- NSFD Annexation / Land Lease
- Purchased new tractor
- County Co-operative Grant for FM Road Project



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2015 Projects

Road Work

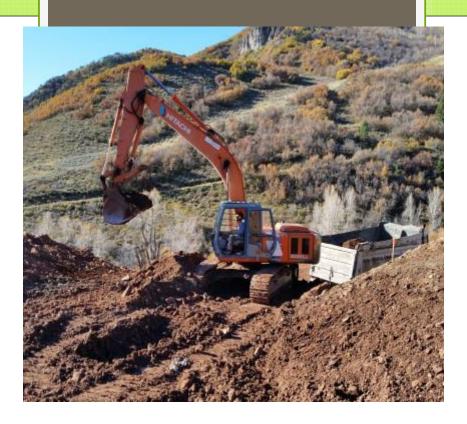
- Navajo Road
- Elk Road
- Modoc Loop
- Forest Meadow Road
- Aspen View
- Hidden Circle
- Windy Circle
- Shady Lane
- Limited application of MgCl₂
- Numerous secondary roads graded
- Replace culverts as needed

Governing Documents

- Architectural Guidelines
- Rules & Regulations (Membership Vote)
- Bylaws (Membership Vote)
- Long Term Planning Goals

Other Projects

- Ranch signage inventory/replacement
- Road roller overhaul/replacement



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2014 Year-to-Date Financial Report



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2014 BUDGET Pine Meadow Ranch Home Owners Association

REVENUES:	Quantity	Rate	Revenue	
Land owners	405	\$240.00	\$97,200	
Part-time owners	299	\$350.00	\$104,650	
Full-time owners	126	\$420.00	\$52,920	
Past-due collections			\$2,000	
LDS Church contribution			\$9,036	
SS lot contributions			\$9,000	
Budgeted impact fees (3)			\$18,000	
Budgeted other income			\$500	
Less uncollectible dues (5%)			(\$12,739)	
TOTAL COLLECTIONS			\$280.568	
Carryover from 2013			\$65,000	
TOTAL CASH AVAILABLE FOR USE			\$345,568	
FIXED EXPENSES:				
Ranch Manger salary			\$57,750	
* Part-time project labor			\$16,000	
Payroll taxes			\$6,638	
Workers Comp. insurance			\$2,950	
Health Insurance			\$15,600	
Mileage reimbursement			\$3,600	
Professional fees - accounting			\$18,000	
Credit card charges (merchant fees)			\$2,600	
Income tax return preparation			\$250	
* Snow plow PM/FM connector			*	
* Equipment repairs			\$8,000	
Building repairs			\$1,000	
* Diesel fuel for equipment			\$10,000	
Liability insurance			\$6,000	
Mag. Water installation			\$6,000	
Telephone			\$900	
Utilities (propane)			\$1,000	
Property taxes			\$10,000	
Contribution to Equipment Re-	erve		\$10,000	
TOTAL FIXED EXP	ENSES		\$166,288	
VARIABLE EXPENSES			\$200	
Office supplies			\$300	
Postage			\$2,000 \$200	
Internet service fees				
Legal fees other			\$3,000	
Licenses & permits			\$400	
Culvert installation			\$3,000	
Miscellaneous expenses			\$1,200	
Aggregates purchase/hauling			\$50,000	
Asphalt repairs/sealing	PAIDENICES		\$118,000	
TOTAL VARIABLE	EXPENSES		\$178,100	
TOTAL EXPENSES			\$344,388	
NET SURPLUS / DE	FECIT		\$1,180	

2015 Budget for review and approval

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2015 Unfunded Reserve Study

Examples:

ROAD ROLLER

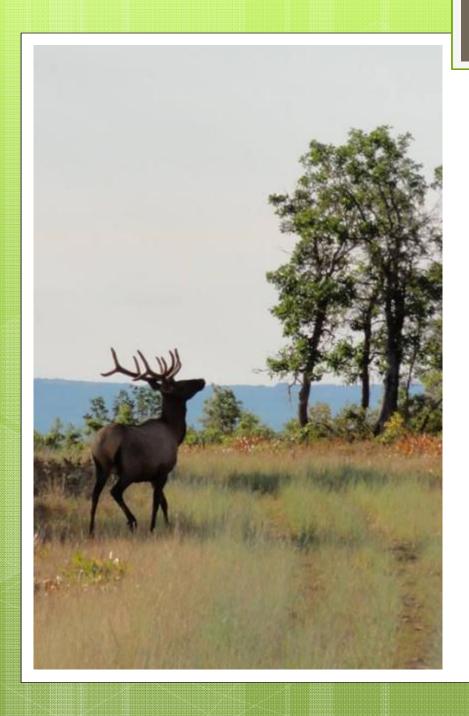
Unfunded Balance	\$57,600
Replacement Cost	\$60,000
Current Value:	\$2,400



Unfunded Balance	\$0
Replacement Cost	\$55,000
Current Value:	\$55,000



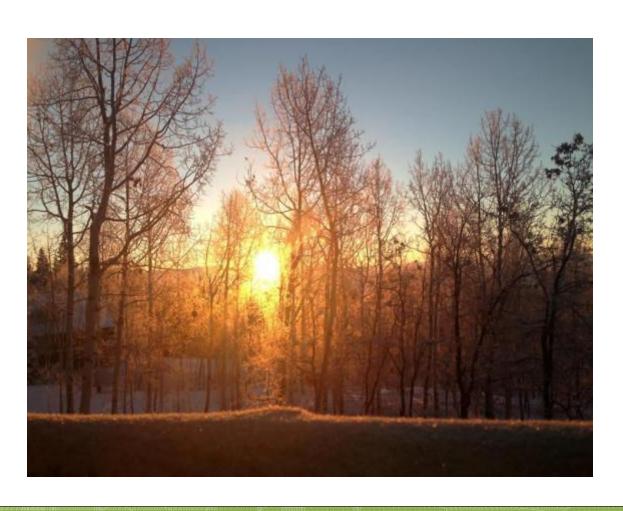
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Other Ranch Information

- o 2015 Budget Vote
- Private Snow Plowing (contract required)
- Pets / Leash Laws
- Parking Restrictions
- Snow Stake
- NSFD Annexation
- Hunting Regulations
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Membership Open Forum



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Thank you for coming!

