



Pine Meadow  
Ranch Home  
Owner's  
Association

Annual Meeting  
November 18, 2014  
6:30pm

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# Agenda

- Introductions
- About the PMRHOA
- 2013 Minutes
- 2014 Elections
- 2014 Projects
- 2015 Projects
- 2014 Finances
- 2015 Budget
- Reserve Study
- Other Information
- Open Forum





## Elected representation

President:	Tony Tyler
Vice Pres:	Dan Heath
Treasurer:	Pat Kreis
Secretary:	Honey Parker
Area 1:	Matt Brown
Area 2:	Jeremy Jespersen
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 inside the Ranch and historically the roads leading to the Ranch.

- Roads - Grading, resurfacing,  $MgCl_2$ , 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  $MgCl_2$
- 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)
<b>TOTAL COLLECTIONS</b>			<b>\$280,568</b>
Carryover from 2013			\$65,000
<b>TOTAL CASH AVAILABLE FOR USE</b>			<b>\$345,568</b>
<b>FIXED EXPENSES:</b>			
Ranch Manager 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 Reserve			\$10,000
<b>TOTAL FIXED EXPENSES</b>			<b>\$166,288</b>
<b>VARIABLE EXPENSES</b>			
Office supplies			\$300
Postage			\$2,000
Internet service fees			\$200
Legal fees other			\$3,000
Licenses & permits			\$400
Culvert installation			\$3,000
Miscellaneous expenses			\$1,200
Aggregates purchase/hauling			\$50,000
Asphalt repairs/sealing			\$118,000
<b>TOTAL VARIABLE EXPENSES</b>			<b>\$178,100</b>
<b>TOTAL EXPENSES</b>			<b>\$344,388</b>
<b>NET SURPLUS / DEFECIT</b>			<b>\$1,180</b>

# 2015 Budget for review and approval

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# 2015 Unfunded Reserve Study

Examples:

## **ROAD ROLLER**

Current Value:	\$2,400
Replacement Cost	\$60,000
<b><i>Unfunded Balance</i></b>	<b><i>\$57,600</i></b>

## **TRACTOR**

Current Value:	\$55,000
Replacement Cost	\$55,000
<b><i>Unfunded Balance</i></b>	<b><i>\$0</i></b>



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## Other Ranch Information

- 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!

