

PMROA

November 13, 2006 Annual Meeting Minutes

Meeting was held at the Park City Academy

In Attendance: All Board members

Scott Boyle conduct the meeting

Welcome: Scott Boyle called the meeting to order at 7:00 p.m.

Introduction made of the concern Board members.

- President – Scott Boyle
- Vice President – Dan Heath
- Secretary - Bruce Hutchinson
- Treasurer - Alissa Effland
- Area 1 – Scot Erickson
- Area 2 – Scott Clausen
- Area 4 – Jennifer Kanzler
- Area 5 – Mark Hodgson
- Area 6 – Joel Dunning
- Area 7 – Mike Lloyd
- Ranch Manager – Jim Wilson

Elections: Introduce the candidates that are running for open position on the board.

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|-----------------------|--------------------|
| Area 3 Representative | - |
| Area 5 Representative | - Bruce Hutchinson |
| Area 7 Representative | - Mike Lloyd |
| | - Robert Warnock |
| Secretary | - Catarina Blais |
| | - Suzanne Larson |
| | - Pam Slaughter |
| President | - Scott Boyle |
| Treasurer | - Alissa Effland |
| | - Bob Burdette |

Budget: Alissa reviewed of current budget and the projected budget with the increase of fees. Impact fees will increase for those who build during the winter months. PMROA will be going after delinquent fess this year. Building rights transferred from other areas in the ranch. We have individuals who are trying to transfer building right from land within PMR to areas out of the ranch boundaries. This would have a negative impact on the ranch. PMROA wouldn't be able to collect fees unless there were agreements in place. PMROA is in the process of having an audit done; results should be ready by the end of the year. PMROA will be increase annual assessments beginning 2007. Discussion was held on the paving of tollgate canyon road. Discussion was held on the money spent for grader maintenance and road repairs. Winter plowing issues, grading the road from the freeway to the gravel pit. Fees are based on usage; the more you use it the more you pay, much like what the water company is doing. We are following some of the things that Timber Lakes does for winter plowing. Need to move vehicles so that Jim can plow parking lots, make sure that your vehicles have stickers so that if there is a need to contact you, we can. Working with the water board on repairing the roads after the pipe has been laid. There are roads that need road base, but we are waiting on the water board to put in new pipe. Discussion was had on the roads below PMR concerning maintenance. Survey was sent out asking for feed back on extending winter plowing to include Forest Meadow area making a loop so that there is another way out of the ranch if Tollgate Canyon is blocked. There are benefits to this additional plowing. Contractor parking on the road has become a real problem for the board.

Fee increase is as follows:

- \$200.00 land
- \$250.00 cabin
- \$350.00 resident

Discussion on the problems with contractors and how to correct the problems by increasing the building fees.

Accomplishments: Discussion on the following accomplishments.

- Tollgate Canyon road repair
- Mag-water treatment
- Gravel Pit
- Forest Meadow Road/Oil Well Road
- Porcupine Loop road repair
- Replacement of road signs
- Road Grading
- New Culverts

- New Website
- Legal Issues

2007 Projects: Discussion on the following future projects.

- Additional Mag-water treatment
- Additional road base
- Road Work
- Tollgate Canyon Road
- Additional Replacement of road signs

Legal issues: We are still waiting to hear from the Supreme Court. It is our hope that we will be receiving a ruling before the end of the year. We should receive some money back if the ruling is in our favor.

General Issues: Discussion was had on the benefits of the CC&R's, problems with dogs running around, notifying animal control when issues do come up. Educate people to the fact that there is a lease law in Summit County.

- CC&Rs – Covenants Conditions and Restrictions
- There for your protection
- Board needs to enforce the CC&Rs
- Board needs your help!
- ECC decisions :
 - Building Plans
 - Fences
 - Trailers
 - Dog runs, collars
 - Pets

Winter Plowing: Discussion on issues concerning winter plowing, plow routes were shown, working with persons plowing to do a better job of clearing roads and tapering the end of the plow route and sides. Contracts have to be in place with PMROA. Concerns with persons plowing that do not have permission from PMROA. Work with people when concern come up.

- Contract with the PMROA
- Insurance coverage for 1 million with PMROA named
- Roads, Power Boxes, Fire Hydranths, Culverts marked

- Snow removed/pushed to the ditches
- Tapered on one side and at the end of the route

General Issues continued: Discussion on the following general issues.

- Trespassing
- ATV's
- Snowmobiling in lower Tollgate Canyon area
- Garbage clean-up
- Truck Traffic
- Deer Hunt Security
- Weed Control (County requirement)
- Lot numbers and Addresses

General discussion on other issues, CERT Team is in place, lighting fire next to cabin and propane tank. When 911 is called the CERT team is then notified by the dispatch so that they can get there as soon as possible. The CERT team has been through training. Escape routes that have been available in the past have been closed, so right now there is only one way out right now. CERT Team will help in getting people off the mountain.

Adjourned: 9:00 p.m.