

PINE MEADOW RANCH OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
IN PERSON & VIA ZOOM VIDEO CONFERENCE
JANUARY 17, 2023

In Attendance: George Sears, President; John Adams, Vice-President; Chris Moore, Secretary; Andrew Pagel, Treasurer; Dwaine Anderson (Area 1); Marty Hansen (Area 2); Sam Vincent (Area 3); Katie Winters (Area 4); Shaun Baker (Area 5); John Kleba (Area 6); Taissa Folden (Area 7)

Ex Officio – Peggy Simione, representing the Fire Committee; Robert Rosing, HOA Counsel

George Sears called the meeting to order at 6:35 p.m.

Mr. Sears welcomed the new Board members: Chris Moore, Secretary; John Kleba (Area 6); Taissa Folden (Area 7).

Minutes

December 20, 2022

MOTION: George Sears moved to approve the Minutes of December 20, 2022, as written. Marty Hansen seconded the motion.

VOTE: The motion passed. Sam Vincent abstained from the vote.

Ranch Manager's Report

Mr. Sears stated that Jody was not in attendance this evening because his neighbor had an ATV accident and died, and Jody was there to support the family. Mr. Sears would give the manager's report in Jody's absence.

They have been pushing snow every day and there have been challenges. Jody was aware of some of the challenges on the connector due to some of the big storms. However, that issue was starting to resolve itself now that the plowing contractor for the connector has obtained the right type of equipment to keep the connector clean.

Marty Hansen remarked that there have been concerns that the contractor was not doing a good job. Mr. Sears replied that he, John, and Jody were aware of that early in the process. The contractor did not have the equipment necessary to keep the road cleared properly. The contractor now has a new snow blower and other equipment, and his work appears to have improved over the last two weeks. Mr. Sears pointed out that the size and magnitude of storms in December and early January have been much higher than normal during this same time in years past.

Mr. Sears stated that if anyone has concerns Jody encouraged people to contact him. If he does not answer right away, he will call back.

Water Board Report

Shaun Baker reported that Mountain Regional finished their engineering evaluation of the water system and

Pine Meadow Ranch Owners Association
Monthly Board Meeting
January 17, 2023
Page 2

they were highly impressed. Mountain Regional agreed to keep the engineering evaluation until they annex, which could be in five years. Mr. Baker noted that there were some issues with hydrants not having enough pressure, but Brody and Trevor believe that can be easily fixed with pressure regulators. Most of the hydrants are at the end of roads.

Mr. Baker stated that very little goes on with the Water Company during the winter and he had nothing else to report.

Monthly Budget Review

Mr. Sears stated that Carol's system was upgraded over the last week and a couple of emails did not go out as timely as Carol wanted. The emails were found stuck in an outbox and they were sent earlier today. Mr. Sears hoped everyone had seen those emails before the meeting.

Mr. Pagel believed one item was still missing from the emails that went out today. The latest email showed \$6,090 but that amount did not include the \$720 invoice from Robert Rosing. Mr. Sears agreed that Mr. Rosing's invoice needed to be added. Mr. Pagel verified that it was the only invoice missing from the latest amount. Mr. Sears replied that he was correct.

Andrew Pagel reviewed the unpaid bills. He noted that the largest expenditure was \$3500 spent towards restocking the winter aggregate supplies shown under Summit Ops, LLC.

Mr. Sears stated that the total unpaid bills including Mr. Rosing's invoice was \$6,810.78.

MOTION: Andrew Pagel moved to pay the unpaid bills in the amount of \$6,810.78 as presented. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Rules and Regulations

There was nothing new to report or discuss.

Open Public Forum

Donna Leighton, Lot FM-D-114, commented on the connector route. She understood that BTM did not have the proper equipment to facilitate what they needed to adequately plow the connector route, and that RS Recovery was hired to fix the problem. Ms. Leighton asked if what they paid to RS Recovery was being taken out of the contract with BTM.

Mr. Sears explained that the company the HOA contracted with is BTM Construction, and that company got behind on plowing because they did not have the equipment, they needed at the time due to the magnitude of the storms. He noted that BTM contracted with RS Recovery to help bring the plowing up to the proper

standard.

Ms. Leighton believes that BTM had done a good job in the past and she appreciated knowing that BTM took the initiative to make this situation right and that the HOA did not have to pay to have the problem corrected. She thought it was important for everyone in the community to know that. Mr. Sears clarified that he and Jody were in contact with BTM consistently when all the problems occurred and BTM took the initiative to get the support they needed before they were able to get all their equipment on the mountain. Since that time BTM has added a significant piece of equipment, which they committed to as part of the contract, to help keep the connector cleared.

Committee Reports

Architectural Review Committee

Road Utility Installation Bond

Mr. Adams stated that during the Annual Meeting they asked the community about a \$2,000 utility bond. It is for owners who need to trench across their road for power. Mr. Adams remarked that bond language was drafted that would allow the HOA to collect \$2,000 from anyone who plans to trench across the road as assurance that the road will be put back the way it was. The actual \$2,000 amount was passed, and the ARC now needs to provide the language to implement this new fee structure. Mr. Adams stated that the Architectural Committee talked about it at the ARC meeting this past weekend and proposed the draft language as follows:

The HOA will collect a \$2,000 bond from the lot owner before any utility installation except water, across from HOA easements or HOA owned, maintained, or designated as private access. The bond is refundable at the time of certified occupancy with proof of no damage to the roadway and easement or proof of restoration and may be prorated for damages. The owner is responsible for contacting Pine Meadow Mutual Water Company and Blue Stakes of Utah for marking utilities in the planned excavation area before trenching across an HOA roadway or easement. In addition, the owner must coordinate before they dig with the HOA Ranch Manager and the Pine Meadow Mutual Water Company Manager overseeing and approving.

Robert Rosing stated that he had reviewed the language and sent back revisions late in the day. Mr. Adams shared his screen to show the revisions. Mr. Rosing clarified that his revisions provided a little more specificity, and included language making it clear that the owner must pay. He also included language stating that the bond is not the limit of what an owner may have to pay if damages exceed \$2,000.

Mr. Adams asked if the Board wanted to discuss and approve the proposed language this evening, or whether they should bring it back at the next meeting.

Mr. Adams reviewed Mr. Rosing's revisions and agreed with including all the additional language. After further discussion, Mr. Adams recommended tabling a vote until next month to allow everyone to review it

and make sure they are all comfortable with the language and the revisions.

Winter Construction Sign

Mr. Adams noted that the Board previously discussed the winter construction sign. He presented the sign that the ARC committee decided would stand out. It summarizes ARC Guideline 7.0 ROAD ACCESS. Mr. Adams pointed to the words, "first warning". He explained that if they have a giant sign in a 4'x3' layout at the bottom of the mountain and if large trucks try to go up Tollgate Canyon in the winter, it will serve as their first warning. They will be able to fine the owner if they can identify what lot the truck is going to as long as it is a lot within the HOA.

Mr. Adams stated that depending on how long they want the sign to last, the cost could be \$300 to \$450. The sign will be located near the mailboxes.

Mr. Rosing noted that the HOA has a general Fine policy. The HOA can adopt a specific Fine or Fine structure for specific violations. Mr. Rosing stated that for condominiums, the limitation on Fines for an HOA in Utah is \$500. He interprets the amount as sufficiently large to change behavior. Mr. Rosing stated that the Board could adopt a specific Fine for this specific violation, they could adopt it at a subsequent meeting. They could also put the specific Fine amount on the sign as a deterrent. Sam Vincent thought putting the Fine amount on the sign would make it more powerful.

Mr. Sears read comments from people on the chat. Someone asked why ICY is on the green checkmark okay side. Someone also asked if the property owners needed to vote on the Fine schedule or if the Board could create a Fine schedule. Mr. Rosing explained that the Fine schedule is adopted as a rule by the Board after notice to the owners and an opportunity for the owners to comment. Mr. Sears believed the green checkmark offsets the No on the other side. Another person asked about "Icy" and the "Tree". Mr. Adams replied Icy is just a warning for icy roads. The tree was aesthetic and could be removed. The checkmark symbolizes what is acceptable. The round red NO symbolizes what is not acceptable.

Mr. Vincent was not convinced that the images add to the readability or the understandability of the sign. He thought words might be clearer and easier to digest but make the words bigger.

Mr. Adams asked if the general color scheme worked. The Board thought the red and bright yellow format was fine. The Board discussed several iterations for the sign. He would set it up as an electronic document to get some opinions. Mr. Sears thought it was important to get the sign put up in a timely fashion but it should also be done right. Mr. Adams remarked that an aluminum sign would be more costly, but it would last longer. If they agree to spend \$500 to \$600 for an aluminum sign, they need to make sure the wording and images will be long-lasting.

Mr. Sears asked for volunteers from the Board to work with John Adams to take this to the next level and bring it back to the Board for final approval. He believed everyone was in agreement for having the sign and the issue is how it looks and feels. Mr. Adams invited other community members with graphic design experience to help as well.

Shaun Baker thought it was important to leave the images on the sign because some people do not speak English and others do not read signs.

Someone thought the approach should be less is more, otherwise, people do not look at it. He was happy to do a few sign layouts and he would contact Mr. Adams. Chris Moore noted that Alex was online and sent a message stating that he is a graphic designer with expertise in signage. He volunteered to help once the verbiage is confirmed. Mr. Adams asked those interested in volunteering to send him an email to VP@pinemeadowranch.org and he will follow up with them.

Lot Improvement Plan

Mr. Adams stated that the Lot Improvement Plan has a conflicting line item, which is Line Item #11. It reads, "When roads are snow-covered, all deliveries must be made by four-wheel drive vehicles equipped with snow chains and/or snow tires. No box trucks without chains." Mr. Adams noted that the language was inaccurate because the Guidelines states, "Prohibited vehicles include, but are not limited to, box trucks, trailers of any kind, cement trucks..." Mr. Adams stated that the Lot Improvement Plan needs to be brought in line with the Architectural Guidelines.

MOTION: John Adams moved to replace Lot Improvement Plan Line Item #11 with all the verbiage included in Architectural Guideline 7.0 for Road Access. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

New Construction Plan for FM-D-110

Mr. Adams reviewed plans for Lot FM-D-110. The owners, Charles and Janice Meissner, were proposing a 3,102-square-foot new home on two acres. The owners submitted all their materials and paid all fees. The proposed material was previously approved for other construction projects. The materials included Montana Timber Products in an Aquifer Brown, as well as a Yellowstone Wire Brush. They will be using a Ledger Stone in Timpanogas Gray and standard boulders from one of the local quarries. The roof will be a light or charcoal gray on a standing seam roof. Mr. Adams noted that the owners also plan to use corrugated panels in slate gray or charcoal gray.

The Architectural Committee reviewed the plans and found no issues.

MOTION: John Adams moved to approve the new Lot Improvement Plan for FM-D-110, 2408 South Forest Meadow, for Charles and Janice Meissner for a 3,102-square-foot new home. Sam Vincent seconded the motion.

VOTE: The motion passed unanimously.

Pine Meadow Ranch Owners Association
Monthly Board Meeting
January 17, 2023
Page 6

Roads

Mr. Sears recalled from the last meeting that John Adams was going to come back with some suggestions for the blind curve on the lower part of Tollgate Canyon Road.

Mr. Adams reported that he and others were trying to get together to have that discussion. Due to the holidays, they postponed scheduling a meeting until this month.

Mr. Sears stated that the Board previously discussed snow plowing challenges for the connector and throughout the Ranch. He heard feedback that many of the snow-plowing groups are doing a great job in their particular areas. Some areas still face challenges, however, in general, they were adjusting to a harsher winter that has not been experienced for many years.

Mr. Sears asked if the Board had other issues to discuss regarding roads and parking. Mr. Vincent noted that Mr. Sears mentioned that Jody was welcoming calls from people. Mr. Sears clarified that Jody was willing to take calls if there are issues, but not necessarily welcoming calls. Jody recognizes that sometimes he and Trent may be moving snow and cannot answer or respond quickly. Jody said that a few people have called to ask questions and he is happy to call them back if he is not able to answer when they call.

Mr. Vincent was concerned about giving people an avenue of communication other than Facebook if they have complaints about a particular section of the road. Mr. Sears clarified that Jody was talking about calls from Board Members and Area Reps. Mr. Vincent wanted to encourage people to take complaints to their area rep rather than posting them on Facebook because the Area Rep can personally take their complaints to Jody. Mr. Sears agreed. The area rep should be able to determine whether the complaint is something Jody can address. Mr. Sears noted that Jody and Trent take care of the Forest Meadow side and the Tollgate area. Jody is aware of the problems and is willing to listen if it comes to him appropriately. He is looking for constructive ideas on what he can do to help. Mr. Vincent believed people think Facebook is the place to complain about sections of roads and they need to educate them on the proper channels of communication. Mr. Sears stated that Facebook is not an official communications vehicle for the Ranch.

Fire Committee

Peggy Simione reported that Meg Franz stepped away from the Steering Committee and Lauri McBride has taken her place.

Ms. Simione stated that the subcommittees have been very busy working on the evacuation routes. She reached out to the HOA president at Red Hawk to talk about a reciprocal evacuation route but she had not heard back.

Ms. Simione reported that Adam had secured the agreement between Stagecoach and the Water Company that was made a few years ago. He was told that the property between the two gates was HOA property; however, that is not reflected on the GIS map. Ms. Simione stated that the Committee would like to do a cleanup in the Spring to make sure the route is accessible. Mr. Sears suggested having a dialogue with the

Pine Meadow Ranch Owners Association
Monthly Board Meeting
January 17, 2023
Page 7

Water Company because it all ties together in their agreement with Mountain Regional. Mr. Sears stated that they need to work together for consistency because there have been issues in the past.

Ms. Simione commented on the CERT Trained people. She noted that the people trained by CERT are under the jurisdiction of Summit County and they can only be mobilized by Summit County. Pine Meadow cannot mobilize that group and she thought it was important to keep that in mind. Ms. Simione stated that the Committee plans to schedule a meeting with Mr. Sears, Mr. Adams, and others on the HOA Board with Fire Chief Nelson in the Spring. She emails Chief Nelson once a week to keep him updated on what the Fire Committee is doing and make sure the Chief is doing what he talked about with the Committee.

Sam Vincent commented on the FEMA Grant they applied for last year. He reported that Jessica Kirby was told that Pine Meadow was getting the FEMA Grant, but they might need to provide more information. That was three weeks ago, and he had not heard from anyone. Mr. Vincent stated that the smaller subcommittee plans to work all year on the CWDG Grant, Community Wildfire Defense Grant. It is an annual application and last year it was due on October 7th. Mr. Vincent remarked that it would be helpful to know what they can do with the FEMA Grant money so they do not double-dip with the CWDG Grant application.

Ms. Simione reported that the subcommittees have been meeting and the full Fire Safety Committee will meet on February 1st.

Ms. Simione had sent a document to the Board with a list of the steering committee and subcommittees, which had the verbiage "emergency response team" as a subcommittee. She noted that it was changed to the "Good Samaritan Response Team".

Adam Harmon provided an update on what he and the Good Samaritan Response Team subcommittee have been working on. Previously, a phone tree was published listing people who were interested in responding and helping out on the Mountain. The subcommittee would like to find a solution that is more centralized, easier to use, and could help facilitate people helping their neighbors.

Mr. Harmon remarked that a challenge was how to fund a communication channel that the residents know to use, and also guests in Airbnb. People will call 911 in an emergency, but the question is how to facilitate getting help faster from a neighbor. Mr. Harmon stated that he came up with the idea of using a combination of Google Voice and a paid SLACK Channel to disseminate contact to those who are willing to respond as part of the Good Samaritan Team. Currently, they were testing a public number that could receive text calls. The calls go to voicemail and the voicemails are automatically transcribed into an email. It goes to a free Google email address and then gets forwarded to a paid SLACK account. It is received by all the Good Samaritans and they can coordinate a response to help. They can also respond via a phone call once they have the pertinent information. Mr. Harmon stated that the cost was approximately \$8-\$9 per responder per month. It is paid on a centralized platform. They would pay for it initially with donation funds but eventually would like to tap into Fire Safety Committee funds. Mr. Harmon noted that the data is stored and they can set it up to delete the data automatically after two weeks to protect someone's privacy.

Mr. Harmon stated that there were other options in terms of passing the app costs to residents, but it would

Pine Meadow Ranch Owners Association
Monthly Board Meeting
January 17, 2023
Page 8

not work for rentals or guests. The idea is to publish information and allow Airbnb's to print out a card and leave it on the fridge so renters and guests will know the process if there is an emergency.

Mr. Harmon stated that the goal this evening was to provide an informational update and for the Board to consider using Fire Safety Funds for this process in the future. It would continue to be tested. He was willing to meet with any Board members to demonstrate how it works and involve them in the testing.

Mr. Sears remarked that there is an existing fund that helps support the overall fire activities. If everyone feels the Good Samaritan Response procedure is important, he suggested that Mr. Harmon put together a broader proposal indicating how it will function and how much it will cost annually. The HOA needs that information for budgetary reasons. When they send out the billings this year, they should have a better idea of how many people outside the Ranch also contribute. Mr. Harmon offered to put together a more in-depth proposal, noting that it varies depending on how many responders they end up having. He remarked that they could also cap the number of responders. Mr. Sears liked the idea. The fact of using common standard tools makes it easier to manage the process if people change over time.

Peggy Simione reiterated that the Fire Safety Committee will have their big meeting on February 1st over Zoom. If any of the Board members would like to be invited they should contact her.

Parking

Mr. Sears commented on winter parking. He asked John Adams to talk about the signs because there had been some activity associated with them. Mr. Adams reported that the HOA posted a 72-hour parking sign. He communicated with a few people who have used that area regularly and the sign has worked to some degree. Mr. Adams believed the Board would eventually need to discuss the issue in terms of what people can do in that parking lot because during the winter storms friends and family members look for places to park so the owner can shuttle them up. The spots fill up quickly during the holidays and parking becomes a real problem. In the meantime, there is still space in the upper parking lot where they had the burn pile, and Jody has tried to keep that area cleared of snow.

Community Improvement

Mr. Sears reported that they will continue to look at the playgrounds in the Spring.

Communications

Mr. Sears reiterated his earlier comment that Facebook is not the primary communications vehicle. The HOA uses email and has Textedly, an on-demand texting system for emergencies and other information. If people have not registered for Textedly he encouraged them to do so. Mr. Sears stated that the HOA has its own Facebook account, but they have not been utilizing it effectively. He remarked that there are multiple groups and owners' Facebook for the Ranch and the Board needs to find the best way to collectively communicate.

Pine Meadow Ranch Owners Association
Monthly Board Meeting
January 17, 2023
Page 9

Andrew Pagel emphasized the importance of limiting exposure to Facebook and making sure they redirect the conversation to the monthly Board meetings. It is easy for people to post on Facebook but it is more effective if people join the Board meetings that occur on the third Tuesday of every month and voice their concerns.

John Adams understood that a lot of people like to have a voice in everything the Board does and sometimes their emotions get in the way. He thought the level of sensationalism that he witnessed over the past few weeks was inappropriate. There is a way to communicate with people and he was happy to have that discussion, even on Facebook, as long as the conversation is civil and based on fact instead of hyperbole. Mr. Adams stated that a lot of good people represent the Pine Meadow community and there may be people who may want to be on the Board in the future. However, when they see some of what is being said on Facebook, it discourages people from getting involved.

Mr. Sears stated that he does not communicate through Facebook but he does track it to get a pulse of what is going on. They need to collectively communicate with each other and they should not hesitate to communicate with the Board directly if there are issues. Mr. Sears pointed out that there needs to be a balance, and they need to decide the best way to communicate professionally and carefully represent all the owners of the Ranch.

Paul Suitor stated that his frustration over the last two months is that he sent emails to the entire Board multiple times, he has called Board members and he has sent texts with no response to the questions he asked. He felt the only way he could get any type of response from anyone was with a Facebook post. Mr. Sears noted the feedback and the information.

Area Rep Reports

Area 1 - Dwaine Anderson had nothing to report.

Area 2 - Marty Hansen had nothing to report.

Area 3 - Sam Vincent had nothing to report.

Area 4 - Katie Winters had one inquiry last month and the Fire Committee provided some of the requested information.

Area 5 - Shaun Baker had nothing to report.

Area 6 - John Kleba had nothing to report.

Area 7 - Taissa Folden reported that people on Beaver Circle were asking what time they can expect the road to be plowed because they need to get their kids out for school. Mr. Sears suggested that the Area Reps know the primary contact for plowing and not to hesitate to give those phone numbers to the people they are serving.

Open Public Forum

Donna Leighton noted that people still need chains and snow tires to get up to the upper and lower parking lots. A lot of families and guests come to visit that do not have snow tires or chains. She asked if they were looking at expanding parking down by the mailboxes or by the dumpsters. John Adams noted that this was

Pine Meadow Ranch Owners Association
Monthly Board Meeting
January 17, 2023
Page 10

discussed a little bit in December in terms of what could possibly be done. He presented a slide showing where the old road used to be. Another slide was an area slightly past the garbage containers that had pullouts and they may be able to do something as simple as dump gravel or road base to create parking. A third slide was from a few years ago when Eric Cylvick and others went to Summit County with a proposal on extending a parking area onto Water Company land. Mr. Adams remarked that it is a recognized problem and they have been brainstorming a potential solution. He encouraged Ms. Leighton to reach out to him if she would like to be part of that dialogue.

Mr. Sears pointed out that the Minutes from the Board meeting last month reflect that Summit County is looking at some parking down along the river; however, he was unsure about access and if it would apply to the Ranch. He thought it was important to understand exactly what the County plans to do as they try to create access to trailheads, etc. Mr. Sears stated that there were a lot of opportunities to explore, but it is not a simple answer.

Paul Suitor stated that he had sent some emails, starting when he was still on the Board, regarding a new truck purchase. He did not believe the issue was handled correctly and now it was too late; however, he would like to keep it from happening again. Mr. Suitor explained that Mr. Sears sent an email to the Board members on December 15th at 7:20 p.m. saying that at the next meeting, they would be talking about repairs to the old truck and that it might need to be replaced. Mr. Suitor stated that because he is in that industry the next morning he called Jody to ask for his thoughts. When he called Jody, he told him that he was on his way to pick up a new truck that had already been purchased. Mr. Suitor pointed out that he was alarmed by the fact that no one other than George Sears, John Adams, and Jody was involved in the decision even though there are 11 Board members.

Mr. Suitor stated that the situation became worse when he found out the HOA paid \$67,000 for that vehicle and it is over ten years old. He knows that a brand new 2023 F-505 with a heavy payload can be purchased for \$67,000 with a full factory warranty. Mr. Suitor understood that with the supply chain issue, there is a wait time of 6 months or more for an F-550; however, he found two F-650s in stock that could have been purchased. He believes buying a truck that is ten years old was a foolish move and instead, they should have repaired the old truck and ordered a new truck. The repaired truck would have been usable until a new truck came in. Mr. Suitor remarked that if waiting until the old truck could be repaired was not an option, the HOA could have purchased the bigger F-650. He was concerned about the process and would not want to see it happen again.

Mr. Suitor stated that he had still not heard what was done with the old truck and whether it was repaired or sold. He reiterated that he sent multiple emails to all the Board members and never received a response.

Andrew Pagel noted that John Adams had prepared a slide to address some of Mr. Suitor's questions. Mr. Pagel corrected they purchased a 2016 and it does have a turbo diesel motor. He explained that when the time the truck broke down, Jody did a 500-mile search of trucks in the area at the price limit that was set between \$50-\$75k. At that time, this was one of only two trucks in that price point that was available and also met the new second-generation engine standards that Jody had set. Mr. Pagel agreed that they could have waited six months and purchased a brand-new F-550, but the breakdown occurred in December and

they were in a time crunch and needed a truck right away.

Mr. Suitor asked if Mr. Pagel was involved before the truck was purchased. Mr. Pagel replied that he received a call from Mr. Sears informing him of what Jody thought was the best decision. At that time, Mr. Pagel agreed with Jody. Mr. Suitor clarified that his issue was not so much with the purchase, but that the entire 11-member Board should have been involved. Mr. Pagel thought Mr. Suitor made a good point and going forward they need to set up an emergency communication protocol for the entire Board so that when certain situations occur, the entire Board can be notified and respond quickly. Mr. Pagel stated that in this case, with snow coming down every day, quick and decisive action needed to be taken. It was a perfect example of using capital reserve funds.

Mr. Sears stated that Mr. Pagel's comments were accurate and correct. The timing of the breakdown created serious challenges. The truck had blown a head gasket and they lost the capacity to haul up any sand or do anything else. Besides the amount of snow, they were approaching the Christmas holidays and they could not continue to maintain the roads appropriately and safely with the existing truck. The Executive Committee made a conscious decision that something needed to be done quickly. Jody spoke with different mechanics about availability and the earliest they could get the truck repaired was three weeks. After looking at all the options, they settled on the truck they purchased.

Mr. Sears reported that the old truck was pulled off the Mountain and is currently parked in Coalville. The old truck will be repaired, and the Board will decide whether to keep the old truck and use it during the summer or whether to sell it and put the money back into the reserve account. That decision will be made when the truck is repaired and available.

Mr. Sears recognized that the way the decision was handled might not have been the best, but they had to make it quickly considering what they were facing with the need to maintain the roads for safety. At the time they felt they made the best decision possible. Mr. Sears stated that the question is a better process moving forward and he thought Mr. Suitor had given good recommendations about communicating with the entire Board.

Mr. Adams remarked that the Board has always been forced into a reactionary mode. There is a reserve analysis that shows where they will need to spend money in the future and what equipment is depreciating, what is getting close to breaking down, etc. He noted that Jody is already starting to look at other types of equipment. Mr. Adams felt they had not sufficiently looked at their needs and thought about what they might need over the next three or four years and implement it. Mr. Adams noted that there is no good place to store the equipment and it rusts and gets abused by animals. They need to plan for better equipment shelter and they need to start thinking about the equipment that will need to be replaced before it starts to break down. Mr. Adams felt this was a learning experience for everyone and he apologized for not better communicating. There was an urgency to get a truck quickly, the way it was done was the best decision. Mr. Suitor clarified that he was not saying that the Board needed to vote; however, they should have sent an informative email to the Board members in case any of the 11 members wanted to provide input. He understood the need in an emergency to make a necessary executive decision, but he felt it was as important to explain to the Board members why they are taking that action.

Pine Meadow Ranch Owners Association
Monthly Board Meeting
January 17, 2023
Page 12

Shaun Baker pointed out that the Board members did receive a text letting them know what was occurring. Mr. Sutor reiterated that he received an email on December 15th at 7:20 p.m. and by the following morning on December 16th he called Jody at 10:28 a.m. and found that the vehicle was already purchased. Mr. Pagel stated that this was more on him as Treasurer than any other Board member. He needs to do a better job of compiling a detailed list and sitting down with Jody to understand the status and degradation of the current equipment. The Board needs a list they can talk about every month to create pre-decisions to mitigate a reactionary decision when a piece of equipment breaks down.

Mr. Sears thanked Mr. Sutor for making the point and bringing it to the Board's attention. The next decision will be what to do with the old truck once it is repaired.

Mr. Sears thanked all the owners who participated this evening.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:16 p.m.
