

PINE MEADOW RANCH OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
IN PERSON & VIA ZOOM VIDEO CONFERENCE
FEBRUARY 20, 2024

In Attendance: George Sears, President; John Adams, Vice-President; Chris Moore, Secretary; Andrew Pagel, Treasurer; Pam Slaughter (Area 1); Marty Hansen (Area 2); Shaun Baker (Area 5); John Kleba (Area 6)

Ex Officio – Jody Robinson, Ranch Manager; Robert Rosing, Legal Counsel

Excused: Katie Winters (Area 4); John Pettijohn (Area 3); Taissa Folden (Area 7)

George Sears called the meeting to order at 6:40 p.m.

Minutes

January 16, 2024

John Adams had emailed his changes to Carol prior to the meeting.

MOTION: George Sears moved to approve the minutes of January 16, 2024, with the corrections John Adams submitted to Carol. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

Ratification for approval of Fine, Lot PI-F-39

MOTION: George Sears moved to ratify the motion the Board previously voted electronically to approve fining Kim Mosby, 1833 Pine Loop Road, for \$250. Mr. Sears noted that the fine was paid by her contractor. Pam Slaughter seconded the motion.

VOTE: The motion passed unanimously.

Water Board Meeting

Mr. Sears reported that the Water Company Board canceled their February meeting due to a weather-related lack of a quorum. The financials and previous meeting minutes were approved via email.

Ranch Manager's Report

Jody reported that the dump truck was down, and they currently only had one plow truck. He asked everyone to be patient. Jody stated that either one of the sensors or the module went out on the dump truck. The truck was at the dealership being repaired. The rest of the equipment was running well.

Mr. Sears noted that a fuel pump also went out and Jody repaired it as quickly as possible.

Jody reported that they were spending all their time plowing and sanding. He had nothing else to report.

Budget Review

Andrew Pagel reviewed the Unpaid Bills Detail. He asked about the \$4,000 invoice from Rykestone. Mr. Sears reminded the Board that they held out \$4,000 from a previous invoice until all the work was completed. He assumed the work was not finished and directed Carol to hold Rykestone's check. Mr.

Adams noted that the trash grates cannot be completed until late spring when the roads thaw a little more.

Andrew understood that the knock sensor replacement for the dump truck would be \$2000 along with the module.

Mr. Sears suggested that the Board members look at the full report beyond the Unpaid Bills Detail because it shows other expenses that were authorized and prepaid before the meeting.

Mr. Sears remarked that the profit and loss statement was year-to-date. It appeared they were already at a 35% collection rate on the current revenue for Annual Dues and the One-time Assessment. Mr. Pagel did not believe it was clear from the invoice that was sent that the HOA Dues of \$700 were to be paid now, and the owners could choose to pay \$1,021 until year-end. Mr. Sears noted that Carol communicates with certain owners who would pay on a monthly or quarterly basis. He suggested that Andrew contact Carol.

MOTION: Andrew Pagel moved to approve the unpaid bills as presented in the amount of \$11,188.38. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Road Committee

Pam Slaughter commented on the number of close calls with people traveling downhill and running others off the road. She showed a slide with suggested approaches for winter road safety. Mr. Adams had suggested changing the verbiage to "winter downhill traffic yield to uphill traffic". Ms. Slaughter went through the Ranch map and looked at areas where she thought that type of sign would be helpful. She estimated needing at least 11 signs. The standard size is 30 x 30 corner to corner. Vinyl signs would be \$62 each. Reflective signs are \$87 each. The cost did not include the post. Ms. Slaughter understood that a lot of people do not want signs on the Ranch, but she thought these important safety signs were necessary for residents and visitors.

Mr. Sears stated that safety is one issue the HOA can address, and he thought this was a good safety issue. He thought the sign locations needed to be carefully thought out. Mr. Sears asked if the signs were for winter only or whether it would be a year-round scenario. Ms. Slaughter thought it would depend on how the signs are installed and whether they can be taken down during the summer.

Mr. Sears preferred a reflective sign because people ignore them if they do not stand out. Ms. Slaughter agreed.

Mr. Adams believed the signs would be helpful in the winter because people driving up and down the mountain do not know who should yield. When the roads are icy and get narrow it is similar to playing a game of chicken and it does not always end well. Mr. Adams thought the signs were a great idea. If they wanted to leave them year-round the signs could be encased with a wood border similar to the

mud slide signs. Mr. Adams was open to leaving them up year-round, as proposed to taking them down for the summer.

Ms. Slaughter presented the proposed locations for each sign on Tollgate Canyon Road. She chose the proposed locations by driving the roads herself and marking areas on the map. Ms. Slaughter was not opposed to looking at other areas. Mr. Sears stated that he would err on the side of strategy rather than frequency of signs. Mr. Adams thought Jody should provide input on where he thought the signs could be installed efficiently. The primary locations will be where the roads narrow and where there are blind curves.

Mr. Adams stated that if the Board members needed additional discussion and time to think about it, they could vote electronically. Mr. Sears remarked that due to the number of accidents in the past few years, the suggested signs might simplify the approval. Mr. Sears noted that the signs would cost just over \$1,000 and the posts were not expensive. The bigger issue is labor and when the signs can be installed. Mr. Sears agreed that Jody should have some input, but he was not inclined to table this matter.

Marty Hansen thought the signs were more pertinent for winter than summer. He asked if it was possible to put the sign on the two accesses beginning the incline rather than putting it on every curve. Mr. Sears remarked that this was part of the strategic aspect of putting signs where they would have the biggest impact. Mr. Sears thought there were good reasons for ongoing dialogue to make sure they strategically chose the most viable locations.

Mr. Kleba stated that the contractors are the main culprits. He was unsure whether signs would convince the contractors not to speed down the road. He believed that signs without enforcement were moot. Mr. Kleba agreed with the safety perspective, but he was unsure if it would solve the problem. He is anti-signage because it takes away from the appeal of the mountain, and he cautioned them to be careful about quantity and placement that could cause driver distraction. Mr. Sears clarified that the HOA could provide guidance, but they have no speed limit enforcement ability. However, posting signs reduces the HOA's liability.

Mr. Sears stated that the Board would not vote on this item this evening because it required additional research and discussion. He would contact Jody for his input. Mr. Sears thought the signage was a good idea and he appreciated Ms. Slaughter's efforts and suggested placements.

Mr. Adams reported that the official first Roads Steering Committee meeting was held in January. There are six people on the committee. Mr. Adams stated that the Steering Committee listed items that needed to be done immediately, and it involved Tollgate Canyon Road. The ongoing safety and drainage issue is at the top of the list. If they want to do anything this Spring, the Committee needs permission to keep moving forward.

Mr. Adams remarked that the first item was to prepare and post a Request for Proposal for a hydrology study and an engineering proposal. He noted that they need time to interview the civil engineers who

they hope will put forth proposals. They want to set deadlines on deliverables so they can hopefully begin some of the work later this summer. Mr. Adams stated that before the Steering Committee does anything, they want to review and evaluate the work and the costs with the community.

Mr. Adams stated that the Steering Committee needed Board approval to continue as an official Road Committee. Mr. Sears liked the fact that Mr. Adams was requesting approval to make the Road Committee a formal committee because it will be a key element to the recommendation that comes back to the Board for financial approval. He stated that he and Mr. Adams are on the Committee to make sure they address all the road issues as Board representatives to make sure what is owner expedient is accomplished first.

Ms. Slaughter stated that everyone in Area 1 drives up Forest Meadow Road to enter the area of the Ranch where they live. Therefore, those owners rarely use Tollgate Canyon. She noted that Area 1 does not need the same attention as Tollgate Canyon Road, and she realizes the road is dangerous and needs more work, but the owners in Forest Meadow would still like some improvement for their roads as well. Mr. Adams stated that Forest Meadow is in the longer-term plan. If they presented too much at one time, he believed it would be overwhelming for the community. He noted that during the November Annual Meeting, the Board highlighted all the areas of the Ranch that needed attention, and Forest Meadow Road was highlighted. Tollgate and Forest Meadow are the two primary access roads to the Ranch, and both need to be addressed. However, the focus is on the biggest damage last year that occurred on Tollgate Canyon Road.

MOTION: George Sears moved to approve making the Road Steering Committee an official road committee for the HOA working under the direction of the HOA. Marty Hansen seconded the motion.

VOTE: The motion passed unanimously.

FEMA Grant

John Adams reported that the Executive Committee met on Sunday and agreed to move forward with the revamped Request for Proposal. They needed to research a significant amount of information. After the next meeting *with the Executive Committee* on March 3rd, they will be able to sit down to discuss the next steps. Mr. Adams believed they were close to sending out the RFP.

Andrew Pagel stated that the purpose of the last meeting was to go through the previous RFP and define and clarify the scope of work, as well as review the country-specific documents.

Rentals Discussed

Mr. Sears stated that he put rentals on the agenda because he continues to get calls about renters, long-term and short-term, who are not prepared to be on the Mountain during the winter. He asked if the Board members had further comments or observations to report. Mr. Sears noted that it is an ongoing challenge, and he was trying to emphasize to owners that the owner renting out their property has the responsibility to inform and educate their renters on mountain lifestyle responsibilities.

Open Public Forum

Lesley Aleksa, Lot PI-C-31, spoke about the Pine Meadow Road plowing issue. Last month she contacted John Adams about getting HOA help for the plow group and she was hoping to have an open discussion.

Mr. Adams reported that he and Jody started a quarterly meeting to discuss a lot of the things that can be done to help each other. Jody has said that if there is a situation where the road is narrow and he and Trent are not tied up with something else, they are willing to come in and plow the quarter mile beginning at the Pine Meadow Drive S-curve to open it up so the owners can continue to plow the road with the equipment they have.

Mr. Adams first thought it required a vote by the Board, but he no longer thought a vote was needed.

Lesley asked if this could be a permanent addition to the route or just on an as-needed basis. Mr. Adams replied that if Jody had the new snow blower on site and had enough time with it, they could see how much he could do. Lesley clarified that she was not necessarily talking about this year. She was being proactive and looking towards next year. Mr. Pagel explained that they did not yet have the new loader with the blower and had no idea how efficient Jody could be with it. The HOA had designated primary and secondary roads. With more research would come the determination of whether the HOA could provide snow removal for those routes. Mr. Pagel clarified that data is important and they would be gathering data throughout the year for the future.

Lesley stated that she had a lot of data right now and she was prepared to present a comparison of what her group was responsible for and what the plow groups in conjunction with theirs were doing. Mr. Adams was interested in hearing the comparison.

Lesley stated that she is in Plow Group 4-South, which includes Pine Meadow, Running Deer, and up Navajo. Her group buffers up against Plow Group 4-North and Plow Group 3. Plow Group 4-North is below and anything that goes further down Pine Meadow past where Navajo starts. Plow Group 3 is above and plows the rest of Navaho that connects to the major artery. Lesley remarked that the 2022-2023 season was a crazy winter. All three groups started with a good cushion reserve and every group maxed out that reserve early in the season. They all had the same amount of fees for each resident, which was around \$800 for the season. All three groups had to ask the owners in their respective group for additional fees.

Lesley stated that she was talking about all three groups because she wanted to make the point that her plow group 4-South was specifically responsible for the section of Pine Meadow. The other two groups managed to come out at the end with zero dollars in the bank and zero dollars owed. They started over this year and kept the same rates. Her group manages that specific section of Pine Meadow and came out with \$7,380 in debt starting this year. That meant the plowers in her group were plowing for free and they needed to recoup that loss coming into this season. Lesley emphasized that her group has no reserve, and they are in debt and trying to dig out of a financial hole. She believed they had done a good job rallying as a neighborhood to get out of debt, but they had to increase the annual fee for this year to \$1200. That cost does not include the \$300 "recoup assessment" to cover the \$7,380 debt. She

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understood that last year was unusual, but her point is that they spent so many hours on Pine Meadow and used their personal funds to keep the road open and drivable. The other groups are sympathetic, but they are not taking on that responsibility. Lesley stated that this year Plow Group 4-North was helping with some of the work and that cost was being split in some way. However, this year they already put in 30 hours on just that Pine Meadow Drive quarter-mile section. She was concerned that every year going forward the burden would be on their group.

Shaun Baker stated that he lives in the same area and last year they counted at least 175 or 180 homes funneled up that road.

Lesley thought there should be a friendly way of resolving the issue without a handful of residents taking on the burden.

Mr. Pagel stated that if Lesley could send the Board an email with an analysis of hours and dollars allocated it would be helpful for future evaluation. He remarked that for anyone going through similar issues, the number one focus as an HOA is to be able to cover what they have already guaranteed to the residents, which is Tollgate Canyon over Arapaho Drive down Forest Meadow Road. He pointed out that the HOA has still contracted a company to help plow Forest Meadow. Until the HOA can handle that route with their own equipment and employees and eliminate the hired contractor, they cannot feasibly guarantee to take on any additional scope at this point.

Lesley clarified that she was only asking for the HOA to step in and help whenever there was an emergency this year. She understood that the HOA was not in a position to do it this year, but she was looking towards next year and what needs to be done to make it happen next year. She was happy to do whatever was needed to help and she was willing to take it on if necessary. Lesley would eventually like all the groups to be under some supervision by the HOA. She thought they could all be working together in a better way. Mr. Pagel agreed. At this point, he believed the earliest the HOA could potentially look at expanding its scope would be the winter after next winter. They need at least one winter of being self-sufficient without a third-party contractor to see whether they can handle the current obligations before opening a dialogue regarding the next steps. Mr. Pagel encouraged Lesley to continue bringing this conversation to the HOA.

Mr. Adams was sympathetic to Jody's capacity and Lesley's position. If there was a pinch point it could affect 175 homes. If Jody and Trent had finished their work, he could see no reason why they could not widen that section on those days. Shaun Baker stated that one problem to consider was that the road gets compacted when there is too much snow on it and when the melt comes in the Spring it would be a disaster. The snow gets packed down and it is difficult for the plowers to remove enough snow from that section. Lesley reiterated her request to have an ongoing conversation throughout the summer.

Mr. Sears pointed out that there is a history they need to deal with. He presented the figures for the Annual Meeting that only 22% of the owners live on the Ranch full-time. The remaining 78% of the owners are part-time or landowners. When plowing the connector was approved, there was a lot of pushback from owners who never used the road during the winter. Mr. Sears agreed with the comment

about bringing all the plow groups together to have a dialogue about how they are managing the plow area and what is being done beyond the core piece the HOA is providing today. He thought it was important to bring everyone together to look at the bigger picture and think outside the box long-term to address the plowing service issues each may have in a way that is fair for everyone.

Mr. Adams asked Lesley if she could pull the plow groups together and set a date to meet. Lesley did not have contacts for each group, but she was willing to look into it. Mr. Baker and Pam Slaughter knew most of the contacts and they would send that information to Chris Moore since she is the Board Secretary. Lesley will email Ms. Moore for the information.

Mr. Sears understood what Lesley was saying and he thought she made some valid points. He was interested in looking at the bigger picture and finding ways to make it happen. Mr. Sears clarified that Jody is willing to help widen the road in a major snowstorm if he has the time capacity

Architectural Review

PI-F-56

John Adams reviewed plans for a new home on Lot PI-F-56, 2302 Uintah View Drive. The owners, Alex and Chelsea Hepner, were proposing a 3,060-square-foot home on one acre. The owners had submitted the materials and information required by the ARC.

Mr. Adams reported that the design that was presented to the Architectural Review Committee had a significant amount of metal on the sides that resembled the roof. The Committee pushed back, and the owners revised the design to comply with everything the Committee asked them to do. The Architectural Committee had no issues with the revised plans as submitted. The metal siding has a wood grain finish, and the colors meet the Architectural Guidelines.

MOTION: John Adams moved to approve the Lot Improvement Plan for PI-F-56, 2302 Uinta View Drive, for a new 3,060-square-foot home based on one acre with the revised architectural renderings as presented. George Sears seconded the motion.

VOTE: The motion passed unanimously.

FM-C-50-2AM

Mr. Adams reviewed plans for a pole barn on FM-C-50-2AM, 2522 Bull Moose Drive. The owner, Alexis Verson, was proposing a 960-square-foot pole barn on 1.25 acres. The home already exists on the lot. The material on the side and roof of the pole barn is acceptable and meets the guidelines. The color is charcoal gray with a black roof.

MOTION: John Adams moved to approve the new 960-square-foot pole barn as an addition for FM-C-50-2AM, 2522 Bull Moose Drive. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Area Rep Reports

Area 1 – Pam Slaughter had nothing more to report.

Area 2 – Marty Hansen had nothing to report.

Area 3 - John Pettijohn was not present.

Area 4 – Katie Winters was not present.

Area 5 – Shaun Baker had nothing to report.

Area 6 – John Kleba had nothing to report.

Area 7 – Taissa Folden was not present.

Open Public Forum

Donna Leighton, FM-D-114, appreciated the information that Lesley provided, and she wanted it known that Lesley’s plow route was not the only route that had a cost increase.

Donna recalled that when they agreed to the last three years of the connector plow contract there was supposed to be a blower and not just a plow. She noted that the blower has not been used on the connector route this year. Donna asked why the blower was not being utilized when it was part of the contract. Mr. Adams stated that he asked the same question a few weeks ago and he was told that the blower was being rebuilt. Mr. Adams understood that the blower overhaul was finished; however, the contractor had not yet brought it back. Mr. Sears remarked that the HOA rented a snow blower this year to keep up with the demand and with the workload, it has broken down twice. He was unaware that BMC had rebuilt their blower.

Donna asked if the contractor intended to use the snow blower. Mr. Adams would talk with Jody and if Jody does not have the answer, he would contact the contractor.

The Board adjourned the regular meeting at 7:52 p.m. and moved into a closed session.
