

Approved
March 21, 2023
as written

PINE MEADOW RANCH OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
IN PERSON & VIA ZOOM VIDEO CONFERENCE
FEBRUARY 21, 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)

Ex Officio – Jody Robinson, Ranch Manager; Peggy Simone, representing the Fire Committee; Robert Rosing, HOA Counsel

Excused: Taissa Folden (Area 7)

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

Minutes

January 17, 2023

MOTION: George Sears moved to approve the Minutes of January 17, 2022, as written. Sam Vincent seconded the motion.

VOTE: The motion passed unanimously.

Ranch Manager's Report

Jody stated that he and Trent have been doing snow removal and trying to keep ahead of the storms. He asked everyone to be patient as they were doing their best, with the record snowfall.

Mr. Sears noticed from the financials that Jody was able to haul in more sand for the roads. He asked Jody if there was enough to finish out the winter. Jody answered no. He thought they would need more sand before the end of winter.

Water Board Report

Mr. Sears stated that there was nothing new to report. It was reported last month that the engineering report had been submitted and copies were provided to all the Water Board members for review. Mr. Sears reviewed the report and thought it was very well done. A few things needed to be tweaked and one additional section needed to be completed. Once those are completed, the report will probably be made available on a broader basis.

Monthly Budget Review

Andrew Pagel reviewed the unpaid bills in detail. Mr. Pagel believed from the amount billed that they only got a few loads of sand from Summit Ops. Jody stated that he also got a couple of loads of salt, but he did

not believe that was billed yet.

Mr. Pagel asked what vehicle parts Jody had purchased and whether he could foresee any future large expenditures on any of the vehicles. Jody replied that they broke a brake line on the Chevy and the lugs on the new dump truck. The invoice for parts was to replace the lugs and other smaller items. There were no major repairs. At this point, all the equipment was running well.

Jody did not foresee any major vehicle expenses in the next month or two. They will need to get another hydraulic ram. He had already purchased one which should be reflected on the credit card bill.

MOTION: Andrew Pagel moved to pay the unpaid bills of \$13,155.69 as presented. Katie Winters seconded the motion.

VOTE: The motion passed unanimously.

Rules and Regulations

Mr. Sears stated that he sent out the draft Rules and Regulations regarding rental rules. This was the first review for the Board. Mr. Sears emphasized that the HOA cannot preclude the owners from renting their property. However, the HOA can put in place Rules and Regulations that the owners must abide by if they do rent their property. Mr. Sears noted that a version of rules and regulations for rental properties was put out over a year ago, and after getting input from Robert Rosing, he made a few modifications. Mr. Sears stated to reduce some confusion in terms of the definitions of a rental they decided to divide it between short-term rentals and long-term rentals. Carol provided input and suggested that they identify the fact that the owner is responsible for the property and any dues, etc. Mr. Sears stated that some owners who rent long-term expect the renters to pay all dues and fees; however, it is the sole responsibility of the owner to pay. He pointed out that the renter can pay the owner and the owner can pay the HOA, but the renter cannot be held directly responsible. Mr. Sears clarified that the renter only has responsibility to the property owner and the owner's responsibility is to the HOA.

Mr. Sears stated that he keeps track of all the complaints from owners on the Ranch, and rental challenges always rank as either number 1 or number 2, depending on the year. A lot of owners are not pleased with all the rentals currently on the Ranch. Mr. Sears reiterated that the only thing the HOA can do to address those complaints is to put rules and regulations in place and make the owners understand that it is their responsibility to make sure their renters abide by the HOA Rules and Regulations, just as if they were the owner.

Mr. Sears pointed out that owners will be asked to register both short-term and long-term rentals with the HOA so they will know who is renting their property and who they need to contact if the renters are not abiding by the Rules and Regulations. Mr. Sears noted that in Summit County, the property owner needs to have a business license for a short-term rental. The owners who have short-term rentals are required to show the HOA that they are licensed with Summit County.

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Mr. Sears stated that in the lease, the HOA asks that the property owner identify information about their property because there are regulations at the State and County level relative to how many people can be in a rental property, whether the property has adequate capacity, and whether there is enough parking, etc. Mr. Sears stated that the owners and renters must adhere to the Summit County rules and regulations because the HOA is held accountable, such as dark sky, noise ordinance, parking rules and regulations, and fire rules and regulations.

Mr. Sears remarked that the proposed Rules and Regulations are a way to ask the owners to be more responsible for those who are renting their property.

Mr. Sears stated that rules and regulations for long-term rentals are very similar because some of the issues are the same but there are some differences. For example, long-term rentals do not require a business license in Summit County. However, the owner is responsible for identifying their renters so the HOA can contact them within 24 hours when necessary. If the renter cannot be reached, they will contact the owner.

Mr. Sears recognized that it could be difficult to identify all the scenarios; however, he thought it would be easier to identify scenarios for short-term rentals as opposed to long-term rentals. Mr. Sears emphasized that the owners have the responsibility and must be accountable to the HOA. The HOA can Fine non-compliant owners. They can also give warnings and give the owners a chance to correct the issue, particularly for long-term rentals. For short-term rentals, violations will be cumulative over a given year. If an owner allows renters and the HOA gets five or six complaints about renters on a property, the owner must establish with the renters their responsibility as renters.

Andrew Pagel asked for the Summit County definition for the duration of long-term versus short-term rental. Mr. Sears replied that 30 days or less is a short-term rental. He clarified that short-term could be one day, five days, or up to 30 days. Anything beyond 30 days consecutively becomes a long-term rental

Mr. Sears reported that Summit County was also struggling with short and long-term rentals and has been getting a lot of public feedback. The County is working on codifying and putting in place controls associated with rentals. Mr. Sears stated that requiring a business license for short-term rentals will not change. Summit County can also Fine individuals for operating a short-term rental without a license if someone reports it.

Mr. Sears recalled that in the previous effort to modify the CC&Rs, there was some language to preclude having short-term rentals on the Mountain. The modified CC&Rs never passed and since the current CC&Rs do not preclude people from having rentals, the HOA can only put Rules and Regulations in place as guidance. If people choose not to follow the Rules and Regulations, the HOA can Fine the property owner.

Mr. Sears asked the Board to review the draft Rules and Regulations for Rentals and provide feedback. Once there is agreement expressed within the Board, they will take it to the community and ask the owners for their input. Mr. Sears stated that he tried to be consistent between long-term and short-term concerning

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certain elements, but they are slightly different. He clarified that the HOA was not trying to stop rentals, they were only trying to manage the process and address the complaints. Mr. Sears remarked that Pine Meadow is no longer just a recreational environment. It has become a community with families and children, and some part-timers go up year-round. Renters do not always take on the same accountability as an owner.

Mr. Sears stated that the goal is to get to a point where some reasonable rules and regulations help the Board, the owners, and the Ranch collectively manage how renters are involved when they are on the Mountain.

Mr. Adams asked if Mr. Sears planned to have feedback from the Board members by the next meeting on March 21st. Mr. Sears replied that it was his goal. If any of the owners would like to provide feedback before they take it to the entire community, he encouraged them to contact their Area Rep. so the area rep can include it in their feedback at the next meeting

A participant online asked if the CC&Rs do not preclude rentals, and how the Board can institute fines and penalties outside of the CC&Rs. Robert Rosing replied that in his opinion, the CC&Rs are silent on rentals. However, to answer the question, he explained that fines and penalties are expressly permitted by statute. There is a statute that governs Community Associations of Utah under the Community Association Act and it provides for the right to assess fines. The Board goes through this process of showing owners the proposed Rules because all the Rules are voted on by the Board and they need to allow the owners to comment before the Board votes. Mr. Rosing stated that the statute also permits the adoption of various restrictions as long as they don't conflict with the CC&Rs.

Open Public Forum

Mr. Sears noted that someone had asked for clarification on the Dark Sky regulation. He explained that Dark Sky is a Summit County regulation, and everyone is required to comply by 2024. Mr. Sears stated that the regulation addresses outdoor lighting and how much the light fixture affects the light it gives off. He noted that Carol had a copy of the actual regulation, and anyone interested should contact Carol for further information. They could also contact Summit County. Mr. Sears stated that when they get complaints about bright lights at night, they inform the owners of the Dark Sky regulation and ask that the owner come into compliance.

Someone asked if the Board intended to make public the information that was shared on the screen this evening regarding the rules and regulations for rentals. Mr. Sears pointed out that it was still a draft and had not been reviewed or finalized by the Board. Mr. Adams stated that the intention is to set it up for everyone on the Ranch to provide feedback. He thought it was best to get all the Board's input first before taking it to the community. It would streamline the process and keep it simple.

Mr. Sears clarified that the draft rules and regulations will not be published until they get feedback from all the Board members.

Mr. Sears noted that someone asked about short-term rental agreements. He stated that Airbnb and VRBO have standard leases that can be used. However, if someone does not have a short-term lease agreement there is a link to find one online. Mr. Sears recommended a standard contract of some type for anyone renting their property. He encouraged the contract to include the HOA Rules and Regulations for Rentals that the owner and renter must abide by when they rent the property.

Mr. Sears stated that the owner should provide the HOA with either a copy of a long-term rental agreement or at the least provide the names and contact information of the renter. However, he preferred to have a sample copy of the lease being signed, recognizing that each lease might have some specifics. The purpose is to make sure that the lease agreement includes everything the HOA asked to have included so the renter understands that they need to adhere to specific rules and regulations.

Mr. Sears noted that someone asked about the deck/café string lights. He was unable to specifically answer their questions and asked them to read the Summit County Dark Sky regulation. Shaun Baker remarked that the regulation does not apply to anything under 100 lumens.

Mr. Pagel clarified that the reason for giving the rules and regulations to renters is to make sure the renters are being held to Summit County and the HOA standards. There are noise, lighting, and other ordinances, and the renter needs to understand the rules whether they are renting long-term or short-term.

Committee Reports

Architectural Review Committee

Road Utility Installation Bond

Mr. Adams noted that the Board has discussed the revised language for the Utility Installation Bond several times. At the last meeting, Robert Rosing inserted plain language that reads much better. The ARC reviewed the revised language and had no issues

Mr. Adams explained that at the November Annual Meeting the community passed a \$2,000 bond that any owner who wants to trench or cross one of the HOA roads, or one of the roads the HOA maintains, the owner must repair the road. However, before starting any work, the owner needs to post a \$2,000 bond so that if the road is not repaired the HOA has the means to recover the repair cost. If the owner puts the road back in the condition they found it, the \$2,000 will be refunded. If the road is put back but not exactly right and the HOA has to do additional repair, if the cost to the HOA is under \$2,000, the owner will be refunded whatever is left after the HOA takes out their cost for material and labor.

Mr. Adams hoped to move forward this evening on the Road Utility Installation Bond so it can be attached to the Lot Improvement Plan.

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Andrew Pagel provided an example that if an owner wants to repair a culvert at their personal cost that goes across the road, going forward they would need to fill out the Lot Improvement Plan Agreement, submit it, get it approved, and pay the bond. Upon finalization of the project, the bond could be refunded. Mr. Adams clarified that it was only for situations that need to cross the road for utilities. It does not include water because that is handled by the Water Company and they have their bond.

Alex asked if the bond would also apply if someone replaces a culvert on their driveway that runs adjacent to the road through the ditch line. Mr. Adams replied that technically it applies if someone crosses a joint property. If the project stays within the owner's property, there is no need to collect a bond.

MOTION: John Adams moved to approve the revised language for the Utility Installation Bond as presented, and to attach the language to the Lot Improvement Plan. Marty Hansen seconded the motion.

VOTE: The motion passed unanimously

Winter Construction Signs

Mr. Adams stated that last Fall when some of the Board members toured Timberlakes with Allwest regarding their Fiber Optics installation, they noticed that whenever Timberlakes improves a construction build within their community they issue a building permit number from the HOA. The Board has been talking about this and the problems Pine Meadow has regarding winter construction rules. Mr. Adams asked if it would make sense for the HOA to have an 8-1/2" x 11" piece of paper that would be required to be posted on a board in front of the driveway during the construction of whatever is being built on the property.

Mr. Adams noted that the idea was briefly talked about at the ARC meeting, and he wanted feedback from the Board.

Katie Winters thought it was a fantastic idea. Other Board members also liked it. Mr. Pagel liked the layout. Posting it right in front of the property reminds the owners and contractors that construction vehicles cannot be up there between certain dates. He especially liked the bullet points identifying the primary concern items.

Mr. Sears stated that if the Board was comfortable with posting a notice on the property, the Board could move forward without public input. If no one is against it, they could vote to approve it and implement it as part of the ARC approval process this year. All the Board members were in favor. Mr. Adams asked if everyone was comfortable with a \$500 fine. No one was opposed. Mr. Pagel thought it was a reasonable amount because large trucks coming up in the winter can cause all kinds of issues and health and safety hazards.

Marty Hansen asked about the "first warning" and asked if the fine would go up with the second warning. Mr. Adams understood from discussions with Mr. Rosing that having verbiage stating "first warning" if they see large equipment on a property and the sign is posted, the HOA can automatically issue a fine because the sign is the first warning. Mr. Sears pointed out that the Fine Schedule is incremental. If the first fine

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comes into play and they continue to break the rule, the HOA can fine the second time and double the fine amount as per the HOA Fine Schedule.

MOTION: John Adams moved to approve an HOA building permit that will be issued with each approved Lot Improvement Plan posted on the lot for construction on the Ranch. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

4' x 3' Winter Construction Sign

Mr. Adams noted that the Board has discussed this sign for several months. Several people volunteered to help design the sign. He also took into consideration a lot of the owner feedback provided.

Mr. Adams shared his screen to show the sign as currently proposed. As more feedback comes in, the simpler the sign becomes. Mr. Adams asked whether they should continue to collect feedback or whether the Board was comfortable with the current proposal.

Mr. Sears remarked that the sign will be up for six or seven months and then taken down every year. It will be placed at the bottom of the Ranch and should get everyone's attention at the start so they recognize a certain responsibility. He liked that the sign was colorful and bold. Ms. Winters agreed. She thought the images would pull people's eyes. It was not mountain vernacular, but she understood that mountain vernacular was not an option to achieve the purpose.

Mr. Adams provided different options on how to proceed. He stated that three sign companies offered to make the sign. It will be on an aluminum sub-straight with a composite vinyl overlay. The sign would be printed and then overlay the vinyl on it on one side. Mr. Adams stated that one of the owners on the Ranch has a vinyl plotter and cutter and he offered to do the sign and produce the lettering at cost, however, he is not able to do the artwork.

Mr. Adams stated that they also have the option of just doing aluminum without the vinyl composite. The aluminum direction would add approximately \$250 to the cost. Mr. Adams noted that if they make a motion to approve the sign, they should also make a motion on the amount of money they want to spend.

Ms. Winters thought durability was a factor to avoid having to buy it again. Mr. Adams stated that a typical composite overlay on a piece of aluminum should last about five years before the fading would appear. He estimated ten years for the aluminum without the vinyl. Mr. Sears stated that if the HOA invests in a sign, they need something that will not need to be replaced in the short term. He preferred to spend more money now on a sign that would last longer rather than having to redo it in three or four years. Shaun Baker agreed.

MOTION: John Adams moved to approve the winter construction sign as presented in a 4' x 3' format. George Sears seconded the motion.

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VOTE: The motion passed unanimously.

John Adams asked if the Board was comfortable approving up to \$650 for the sign. If the cost is higher, he will come back to the Board for additional review and approval. The Board agreed.

MOTION: John Adams moved to approve spending up to \$650 to pursue an aluminum sub-straight that will provide long-term durability. If the cost is higher than \$650, Mr. Adams will bring it back to the Board for discussion and an electronic vote. Andrew Pagel seconded the motion.

VOTE: The motion passed unanimously.

New Construction Projects

Lot PI-E-13

Mr. Adams reviewed plans for a new home on PI-E-13 at 1975 West Willow Circle. The owners, Eric and Crystal Leonard, were proposing a 2,464-square-foot new home on a 1.12-acre lot. The file was complete and all fees were paid.

Mr. Adams stated that the cabin will have James Hardie lap siding and board and batten in a cedar mill finish on the exterior. They also plan to use Tri-State standing seam metal roofing in a charcoal gray. The exterior siding colors were Rustic Road, Aged Pewter, Slate Steps, and Stone Beach

The plans were reviewed by the ARC and there were no questions or issues.

MOTION: John Adams moved to approve the Lot Improvement Plan and architectural renderings for a new home on Lot PI-E-13, 1975 West Willow Circle for a 2,464-square-foot new home. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Lot FM-C-80

Mr. Adams reviewed plans for construction on Lot FM-C-80, 2648 South Forest Meadow Road. The owner Cissy Cruse was proposing to build a 5,283-square-foot new home on 3.04 acres. The Lot Improvement Plan was completed and fees were paid. However, over the weekend the ARC reviewed 830 square feet of storage space that was never included in the impact fee. The ARC concluded that the space should have been charged and the owners will receive a separate invoice.

Mr. Adams stated that the siding is a natural, weathered, and charred wood-stained cedar siding. The roof is a metal standing seam in Shake Gray.

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The ARC originally had questions about the structure, but they were provided with great visuals for the second review, and it has a nice modern mountain look.

MOTION: John Adams moved to approve the Lot Improvement Plan and architectural drawings for Lot FM-C-80 at 2648 South Forest Meadow Road for a 5,283-square-foot new home, conditioned on the completion of payment of the impact fee for the remaining 830 square feet of storage, which was not invoiced originally. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Lot FM-D-127

Mr. Adams reviewed plans for construction on Lot FM-D-127, 2401 Valley View Circle. The owner, Janine Guy, and Berkeley Brannon were proposing a 4,025-square-foot new home on 2.01 acres. The file was complete and all fees were paid.

Mr. Adams stated that the owners plan to use reclaimed barn siding that is collected and reworked by a company known as Trestlewood. The color will be brown and gray. They also plan to use pre-rusted corrugated metal for the roof. Mr. Adams stated that the owners were proposing to use a speckled metal material on the garage door panels.

Mr. Adams remarked that the 4:12, 7:12, and 2.5:12 roof pitches were all in line with the Architectural Guidelines. He pointed out that this owner will be the first to use board-formed concrete. The color will be Natural Gray on about 18% of the home.

Mr. Adams reported that the ARC reviewed the plans and had no issues.

MOTION: John Adams moved to approve the Lot Improvement Plan and architectural drawings for Lot FM-D-127, 2401 Valley View Circle, for a new 4,025-square-foot new home. Katie Winters seconded the motion.

VOTE: The motion passed unanimously.

Roads

Mr. Adams stated that they still plan to review the original plans for road treatments and will look at all the options but not until the weather clears and the roads are safer.

Mr. Sears remarked that as they move closer to Spring, some of the issues will need to be looked at before next winter. He encouraged anyone with comments or suggestions to come forward to make sure they are properly addressing some of the concerns that were voiced over the last few months relating to curves and other issues.

Mr. Sears noted that they will continue to look at the Perma-Zyme scenario to consider a pilot project.

Fire Committee

Peggy Simione reported that the HOA will be receiving a significant amount of money from the FEMA grant. Marianna, Sam, and Mike Young will meet on March 2nd to find out the total amount that was awarded.

Ms. Simione stated that they also received a smaller grant of up to \$2,700 that was earmarked for signs. Currently, they were trying to decide exactly how the signs should look. The signs will be for the evacuation routes, and they were still working on agreements with the neighboring communities. Ms. Simione remarked that the money received from the smaller grant must be spent by October 23rd. The Fire Committee will have sign designs for the Board to look at very soon.

Ms. Simione reported that the CWPP was being updated. They will also be writing an RFP to hire a professional consulting company to do a fire risk assessment of the entire mountain. This will ensure they are spending the money in the most effective way possible based on professional opinion.

Ms. Simione stated that the Community Fire Safety Day will be scheduled for one Saturday in June, and she should have the exact date by the next meeting. Cleanup days will occur after Fire Safety Day.

Mr. Sears thought both grants were great news. He asked about the origin of the signs grant. Ms. Simione replied that it came from the Fire Adapted Communities Learning Network. Marianna and Reba Broyles wrote the grant request. Mr. Sears noted that the Fire Committee is very active and he acknowledged and praised their hard work. Their efforts will be a major help and blessing to the Ranch over time and the Mountain collectively.

Ms. Simione reported that the Good Samaritan Communication Plan was coming along. There are 12 committed good Samaritans. They were still trying to work out the technical glitches of getting everybody into the program to be able to try it out on a larger scale.

Community Improvement

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

Communications

Mr. Adams reported that he reached out to All West earlier in the day. The primary issue was with the USDA. The reconnect program has certain criteria and when All West entered all the metrics necessary to score Pine Meadow they were not a poor enough community to qualify. All West believes other metrics could potentially help Pine Meadow qualify. Mr. Adams would touch base with All West to see where they go from here.

Area Rep Reports

Area 1 - Dwaine Anderson had nothing to report.

Area 2 - Marty Hansen had nothing to report.

Area 3 - Sam Vincent reported that someone from his area asked him whether the Water Company gives rebates for unused water below the initial 20,000-gallon. Mr. Vincent believed the answer was no, but he wanted it clarified.

Mr. Sears replied that Mr. Vincent was correct. The Water Company does not give rebates. The fees are based on properties that have a meter hookup and properties that do not have a hookup. The flat base fee allows up to 20,000 gallons regardless of whether or not all the water is used.

Area 4 - Katie Winters stated that one owner in her area reached out about a tree on Pine Meadow Drive just below the S-curve that continues to lean and is looking hazardous. The owner has watched it over the years and believes it is getting worse. It is a very large tree and they are concerned that it will block the road if it drops and can be harmful to anyone on the road. Ms. Winters was unsure how the Board could address that issue. She recalled that last year on the fire cleanup day they took out a couple of trees along the roads that looked like they could fail.

Mr. Sears thought they needed to wait until Spring to do anything, but they first need to identify whether the tree is within the Ranch boundaries and under the control of the HOA. If not, they need to contact the owner with the concern. If the tree is within a 15' distance from the center point of the road, the HOA should be able to address it. Ms. Winter offered to drive by the tree to see it for herself and to gather additional information and pictures.

Ms. Winters commented on a second issue for her area. A couple of people spoke to her about a house that was completed on Tollgate Canyon Road where the asphalt ends. The house is a rental and the motion sensor lights go on every time a car drives by. She did not believe the lights were Dark Sky-approved. She has noticed how much it lights up the area.

Mr. Sears stated that any newly built structure must adhere to the Dark Sky Ordinance. If they are not adhering, the HOA can notify the owners. If the issue is not resolved the HOA can notify Summit County and the County will get involved.

Katie stated that she would write a note to Carol identifying the property and let her know that several people have raised the concern.

Area 5 - Shaun Baker had nothing to report for his Area.

Regarding the Water Company, Mr. Baker reported that Pine Meadow has a 390,000-gallon credit from Mountain Regional that can be used this summer. Mr. Sears clarified that Pine Meadow will not need to

purchase water because of the credit. Mr. Baker agreed. He explained that the Water Company builds up water credits in the winter and uses them in the summer. It is simply an exchange of water.

Area 6 - John Kleba had nothing to report.
Area 7 – Taissa Folden was not present.

Open Public Forum

Michelle Suitor noticed on the website that an owner needs to request access to obtain the meeting recordings. She noted that they initially started putting the recordings on the website because it takes a while to get the meeting minutes posted. She had requested the recording twice but never heard back. Ms. Suitor asked why they decided to make it harder for owners to get information.

Chris Moore, the HOA secretary, explained that the thought process behind the change was to make sure they keep the recordings within the HOA. Some of the requests did not have lot numbers or names associated with them and it was difficult to determine if the request was coming from an owner. Ms. Moore offered to follow up with Carol to make sure Ms. Suitor gets the recording from last month. Ms. Suitor clarified that she was just curious as to why the process was changed, especially since her requests have not been answered.

Ms. Moore asked Ms. Suitor if she had answered her question on why they were keeping the recordings more protected and why the process was changed to a request basis. Ms. Suitor stated that she had not heard Ms. Moore's answer. Mr. Pagel explained that they spend time confirming actual residents by name or lot number before allowing them to join a Board meeting to make sure they are actual owners. Since the website is open to anyone, they created criteria to verify that those who want recordings or minutes are actual owners. Ms. Suitor asked if the owners need to request it from Carol and the time frame for getting it. Mr. Pagel suggested that when an owner requests minutes or recordings from Carol, they should also copy the request to the HOA Board to help with tracking.

Mr. Adams pointed out that owners in other HOAs need to log in to download their minutes and other information. In contrast, information on the Pine Meadow Ranch website can be obtained by anyone. He believed the change resulted from privacy issues, how the information is handled, and what it is used for. Mr. Adams remarked that the HOA was still trying to work through the issues, and he believed it would require some give and take until they find a process that works best for everyone. Mr. Adams emphasized that the change is not intended to limit or create a roadblock for the HOA members.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:02 p.m.
