

PINE MEADOW RANCH OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
IN PERSON & VIA ZOOM VIDEO CONFERENCE
MARCH 21, 2023

In Attendance: George Sears, President; John Adams, Vice-President; Chris Moore, Secretary; Andrew Pagel, Treasurer; 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 Simeone, representing the Fire Committee; Robert Rosing, HOA Counsel

Excused: Dwaine Anderson (Area 1); Katie Winters (Area 4)

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

Minutes

February 21, 2023

MOTION: George Sears moved to approve the Minutes of February 21, 2023, as written. Marty Hansen seconded the motion.

VOTE: The motion passed unanimously.

Ranch Manager's Report

John Adams reported that Jody Robinson was excused and was not able to give the Manager's Report. Jody asked Mr. Adams to relay that going forward he will be focused on plowing everything down to grade, particularly the gravel roads. A snow storm was coming, and Jody hoped to plow the roads when he returned in a couple of days.

Jody was also preparing for the melt. Mr. Adams spoke with Jody about sand bags and Jody recommended a concerted effort to obtain 1,000 sand bags that could be stacked in the lower lot of the winter lots off Arapaho. Mr. Adams noted that some people on Facebook had already volunteered to help. He thought they should look at organizing the effort, so they are prepared to move forward with a plan in place if needed.

Mr. Adams stated that he had a chance to follow up with John Angel, Public Works Director, and he recommended that any water going over the roadways be diverted back into the ditches as best as possible. If the water is running at the edge of the road that area should be sandbagged as well to keep it from eroding the base. Mr. Sears stated that they should reach out to anyone who can help in getting the sandbags ready and available.

Mr. Sears asked if Jody would identify the spot for sandbags in the lower parking lot, or whether it was open to anywhere in the lot. Mr. Adams stated that they need to find a place. If anyone has pallets, they can start stacking the sandbags on the pallets.

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Mr. Adams stated that the Public Works Building in Coalville is right off the Wanship exit. People can pull in on the west and one bay has shovels, funnels, and piles of sandbags. John Angel and Mike Kendall, the Summit County Engineer, said they can use as much sand as they need, and they can go any time. Mr. Sears stated that the Area Reps should contact people in their areas to find those who are willing to help in preparing the sandbags and getting them up to the Ranch.

Mr. Sears asked Mr. Adams to put out an official statement from the HOA showing that the Board supports the process. With the amount of snow, Mr. Sears thought significant snowmelt was inevitable and it was important to be prepared.

Marty Hansen asked for an official message that the Area Reps could send to their owners, so they all send the same, consistent message. It should include specific days and an address. Mr. Adams offered to provide that statement. He noted that he also posted something on Facebook on the Tollgate Canyon Utah page. He will also post it on the website. Mr. Sears asked about sending it out via email to all the owners. He thought an email would reach a broader number of owners. He asked John to prepare the statement and ask Carol to send it out to all the owners.

Water Board Report

Mr. Sears reported that the Water Company did not have a meeting in March. The Financials and the Minutes were approved via email.

The Water Company is continuing to work on getting ISO certified and identifying where they need to be on the ISO certification. The certification was requested by the Fire District, because if they can get the ISO certification at a certain level it will help in identifying where Pine Meadow stands relative to insurance companies and their ability to provide insurance across the entire area. The Water Company has not finalized anything at this point, but they have an external group helping to validate where they stand in the ISO Certification process. Mr. Sears expected to hear more over the next few months. Mr. Sears explained that how Pine Meadow is certified collectively helps identify the level of risk associated with certain areas.

Monthly Budget Review

Andrew Pagel was not present. Mr. Sears reviewed the unpaid bills.

MOTION: George Sears moved to pay the unpaid bills in the amount of \$4,626.66 as presented. Sam Vincent seconded the motion.

VOTE: The motion passed unanimously.

Rules and Regulations

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Mr. Sears provided an update on the draft Rules and Regulations regarding rental rules. He received good input from four Board members. The comments included making sure they identify the Summit County requirement for dog leashing because dogs tend to chase wildlife on the Mountain. Mr. Sears agreed with the importance of including the Summit County ordinance. Another comment was to be very clear, so all renters understand that the entire Ranch, including roads, is private land. Mr. Sears stated that there were questions about whether leases needed to be provided. He explained that they were only looking for a sample of the lease and clarified that the HOA does not want to control legal language or how an owner orchestrates their lease. The purpose of asking for leases is to see how the owner references the documentation that would be provided to the renters relative to the HOA Rules and Regulations, and how the renters would be held accountable for the rules and regulations. Mr. Sears remarked that two other comments were administrative in nature and asked for clarification on how the HOA would administer the rules. They still needed to work out the details, but it was more about providing a packet of information to any owner offering a rental unit on the Mountain so they could provide it to their renters and have it on-site within the rental unit. Mr. Sears noted that another question is how they would validate complaints. He stated that validating a complaint is always a challenge for the Board. If people take pictures and submit the complaint and identify the rental property, it gives the Board the substantive evidence to start the investigative process.

Mr. Sears stated that irrespective of the process, the intent is to put the owners on notice that their renters need to be respectful of the Ranch properties and respectful of the environment. The owners need to recognize that they have an obligation to educate their renters.

Mr. Sears stated that the last comment is that people think this is a recreational property area only. He pointed out that it was recreational property when it first started but that is no longer the case. It is becoming a community where there are families and children, and people live there full-time. There needs to be more structure and order to provide a good environment for those who live there full-time.

Chris Moore asked if the owners are allowed to put up signage on their property. Mr. Sears replied that all signage needs to be approved by the Board. When it comes to speeding or slow down signs, he did not believe the Board would curb that process. Mr. Sears thought they would eventually need to address some of the signage issues on a broader basis to address speeding particularly with side-by-sides. He recalled that last year some people identified those problems as part of the rental issue. In terms of personal signage for speeding, he encouraged anyone who wanted a sign to come to the Board and present their case so the Board can consider it and make a wise decision.

Mr. Sears clarified that this was a second draft of the Rules and Regulations that were posted online. It is not the final draft. He expected additional changes, and those versions would be posted in the next few weeks. Mr. Sears stated that Robert Rosing was also reviewing the draft Rules and provided additional insight. The State has put policies in place that may give the HOA the ability to have a firmer hand on certain issues.

Open Public Forum

There were no comments at this time.

Committee Reports

Architectural Review Committee

John Adams stated that after the last Board meeting, he realized he had mistakenly asked the Board to approve a 4 x 3 construction sign; however, it was actually a 5 x 3 construction sign. Mr. Adams re-bid the project and asked the Board to vote electronically on a corrected motion. The motion passed with 9 votes in favor.

MOTION: John Adams moved to ratify the corrected motion for a 5x3 construction sign that was approved by the Board electronically on March 15, 2023. Marty Hansen seconded the motion.

VOTE: The motion passed unanimously.

PI-D-80

Mr. Adams reviewed plans for an addition to the rear of an existing home on PI-D-80, 1660 Elk Road. The owners, Trent and Allie Childs were proposing to add 1,899 square feet. The lot is 1.23 acres. Mr. Adams noted that this was the third project the owners have requested to proceed with in the past two or three years.

The ARC reviewed the project at their last meeting and found no issues. The materials are standard, and the colors are traditional. The design is slightly different from what is currently on the lot; however, it appears to blend in.

MOTION: John Adams moved to approve the Lot Improvement Plan for PI-D-80, 1660 Elk Road, for Trent and Allie Childs on their 1,899 square foot addition. Sam Vincent seconded the motion.

VOTE: The motion passed unanimously.

PI-G-37

John Adams reviewed plans for PI-G-37, 2245 Windy Ridge Drive. The owner, Austin Boyce is proposing a 5,395 square foot new home on one acre. Austin purchased the land in May 2022; therefore, he is exempt from the size restrictions. Everything is complete and all fees are paid.

The materials are very traditional. The colors are neutral and fall into the pallet that is typically approved. The rock work on the chimneys are also traditional colors.

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MOTION: John Adams moved to approve the Lot Improvement Plan for PI-G-37, 2245 Windy Ridge Drive, for a new 5,395 square foot home on one acre. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

PI-G-21

Mr. Adams reviewed plans for a new home on PI-G-21, 2216 Woodchuck Way. The owners, Max and Annie Andruschenko were proposing a 6,000 square foot home versus the 4500 square foot limit. Mr. Adams stated that the ARC has tried to work through some history, and they were requesting Board input.

Mr. Adams stated that the structure is a traditional log cabin home. It will be built in traditional materials and traditional colors. The design is very simple.

Mr. Adams explained that the Lennon's previously purchased this land in April 2022. After the purchase and while the HOA community was in the middle of determining size limits, the size rules were implemented and went into effect. Any property owned as of July 2022 was exempt from the size restriction. In January 2023, Max was added as one of the owners of this property through a warranty deed. Mr. Adams had an affidavit from the Lennon's and from Max stating that the property was originally purchased on Max's behalf while Max was working in Ukraine.

Mr. Adams stated that the ARC was struggling with how to move forward. He asked Mr. Rosing for input. The ARC would like to make a fair decision and at the same time avoid setting a negative precedence on a rule that was recently implemented.

Robert Rosing recommended having this discussion in closed session. He clarified that the closed session would only be on this one specific issue and not the design or other factors related to the building plans. Max and Mike Lennon were present and asked to comment. Mr. Lennon stated that he is still the owner of the property. He confirmed that he did purchase the property for Max and Annie while they were in Ukraine. Mike stated that he also spoke with Neal Castleberry, the original owner. Mr. Castleberry is a retired State Trooper who works at OC Tanner. Mr. Castleberry knows Mr. Lennon purchased the property for Max and Annie. They were not trying to change anything or break any rules, but it was purchased when they were out of the Country.

Max commented on the evidence he had to verify that he was out of the Country at the time of the purchase. If he had known that it would become an issue, he would have handled it differently. He encountered the problem when he started doing the paperwork and felt that his team in Ukraine could work without him being there.

Mr. Lennon noted that Max's wife is from Park City and her family moved to Ukraine when she was 12. She and Max have been coming back and forth for years. Mr. Lennon is a pastor, and they do church together in

Park City and Kamas. Mr. Lennon emphasized that the goal is not to do anything shady, and they have no intention of selling the land.

Mr. Rosing understood what occurred; however, he still recommended discussing it in closed session. Mr. Lennon stated that he and Max are chaplains for the Park City Police Department. If the Board has any questions, they can also talk to people at the Police Department about their integrity.

Mr. Sears asked Chris Moore to set up a closed session meeting immediately following this regular meeting.

Mr. Lennon reiterated that his name is still on the deed and they added Max onto the deed with the authority and responsibility of the property.

Equipment Planning

Mr. Adams stated that considering the amount of snow this year, several Board members and residents have questioned whether they should be doing something different in terms of the current equipment and plan more assertively for the future. Mr. Adams remarked that one question is whether the Ranch Manager should be driving backward on a tractor with a worn-out undersized snow blower that forces him to move at a snail's pace. Mr. Adams stated that when they see how residents on the Ranch operate with their own equipment and compare it with how the HOA operates, it does not seem quite right. He asked if they should be evaluating equipment that allows the Ranch Manager and the Assistant Manager to move through at a rapid pace. If they did, it could give the HOA more flexibility and the ability to extend coverage of plow routes, major arteries, and other things necessary for the owners.

Mr. Adams thought they should look at all the alternatives, including the possibility of hiring another contractor. Mr. Adams would like to pursue the issue and he would ask Andrew Pagel for feasibility. They could reach out to everyone for more feedback, but he thought it was something the board should seriously look into first.

Mr. Sears asked if the Board had any comments or thoughts relative to looking at the future and how this could be accomplished. He recognized that this was a unique year, but they need to plan ahead because there could be more years like this one. Mr. Sears noted that the number of full-time residents on the Ranch is increasing and the demand from the part-time owners is increasing in terms of coming to the Ranch during the winter. He encouraged the Board to think about it for a later discussion.

Mr. Adams clarified that some of the equipment would not be just for snow. For example, a land leveler on the back of a tractor has a duo-purpose and can be used in both summer and winter.

Road Planning

Mr. Adams stated that he recently learned that originally Forest Meadow Road was never designated as a primary artery on the Ranch. What it was designated as, and the owners agreed, that it would be used

primarily as an emergency exit. However, there are a lot of new people on the Mountain and given the condition of Forest Meadow Road, he asked if they should move forward and start a process of officially designating Forest Meadow as one of the primary arteries and do better keeping it in good condition.

Mr. Sears provided historical background. Tollgate was cleared and Forest Meadow was cleared up to a certain point, but they were never connected. They never had the resources nor the financial capability to pay for what is now called the “connector” to be plowed. When it came before the owners at an annual meeting a decade ago, the decision was made to increase the fees by \$50 per year for each owner to cover the expense of clearing the connector portion of Forest Meadow back to Arapaho to create an emergency exit if one of the other roads should be blocked for any reason. It was a contentious meeting; however, the owners eventually voted to increase the fees to make it an emergency exit. Mr. Sears clarified that Mr. Adams was asking whether they should change what was originally approved and look at how they move forward officially. He pointed out that in the the last few years it has been a challenge for the Board to keep this particular section clear enough for people to use it on a year-round basis. Mr. Sears thought the question was whether they need to seriously look at changing the criteria and the manner in which that section is cleared if they intend to make it a primary access point for the Ranch year-round.

Mr. Adams thought this was an issue where they should reach out to the community and allow everyone to provide feedback because it could involve more resources over time.

Plowing the Connector Route

Mr. Adams thought the Board should start talking about the performance of the contract to plow the connector route, the performance of the contractor, and whether the terms stipulated within the agreement have been met. Mr. Adams remarked that it also goes back to the question of whether the HOA should have its own equipment that allows the HOA to plow the connector. He recalled that prior to the contract, some Board members thought the HOA should be investing in this type of equipment. Mr. Adams stated that in talking with different plow groups, many lot owners on the Ranch go in after the contractor has plowed and do the cleanup work after a snow storm. They widen the road with a snowblower and smooth it with other equipment. A few people have been doing this for years without anyone knowing about it.

Fire Chief Update

Mr. Adams introduced Ben Nielson, the North Summit Fire District Chief. He had a brief conversation with Chief Nielson the day before and Chief Nielson offered to join the Board meeting this evening to discuss some of the issues.

Chief Nielson provided a short update on flooding. He explained that they just set up a trailer with pumps, hoses, and 30 sandbags to get started. He believed those items could be on their way in approximately 2 minutes at any point. Staffing was a big hurdle and they were unable to do anything extracurricular until now. They now have staff and the flood trailer in Coalville.

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Chief Nielson stated that John Angel, the Summit County Director of Public Works, was willing to put a sand pile at the bottom of Tollgate with sandbags and a filling station. The concern is that the sand would need to be covered so it does not wash away if it snows or rains. If the community can provide large tarps he will let Mr. Angel know that it is an option. If people prefer to go to the Coalville fire station area that is still an option.

Chief Nielson stated that depending on the day and the staffing levels, they have the ability to put out large structure fires and handle multiple medical emergencies. They typically have anywhere from 4-8 personnel, including administrative staff. Chief Nielson remarked that the service level has gone up drastically and there is better coverage than the district has ever seen.

Chief Nielson updated the Board on new hires, which included several Captains with good experience. They recently completed full-time hiring for fire fighters. They should be ready to work in April.

Chief Nielson commented on the Wanship Fire Station. He stated that the goal is to have the Wanship Station in operation by April 1st. The Wanship Fire Station will affect Tollgate directly. They were having a hard time filling shifts with the part-time Staff, but there have not been less than 3 people on duty in the last couple of weeks. Chief Nielson stated that finding qualified fire fighters who are willing to put in the effort and time for the community had been difficult.

Chief Nielson provided an update on finances. They were looking good on spending. He noted that some of the hiring was delayed so they could be sure to have enough money to get through payroll for the rest of the year. Next year was looking more positive with new growth coming in.

Chief Nielson stated that they were also running their own EMS. Regardless of how Summit County rolls out their suggested pathway, the Fire District already has EMTs and Paramedics on fire trucks. Chief Nielson reported that he was able to work out different types of side-by-sides, one with tracks so they can get to Pine Meadow for medical emergencies with good timing. That equipment will be stored at Wanship and those fire fighters and EMTs can respond from that station. Chief Nielson reported that they also have another side-by-side for outback rescues.

Chief Nielson stated that he has been working on plans for Pine Meadow evacuation and trying to find a second egress point. He had run into roadblocks, and he was trying to work through them. With the added personnel and equipment, Chief Nielson remarked that the response time to emergencies has decreased dramatically.

Mr. Adams asked if the HOA could do anything to help in terms of staging on the Mountain. He recognized that it is more difficult to get there quickly in the winter. Chief Nielson replied that traffic coming down Tollgate Canyon Road as emergency vehicles are trying to get up is a problem. Keeping the roads clear is also helpful because the roads can be very slippery. Chief Nielson was not too concerned about staging. There is a good point at the bottom of the hill, and another one on Hillcrest to Oil Well off Tollgate Canyon Road. He

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noted that Hillcrest to Oil Well is good for chaining up or switching vehicles, or whatever else needs to be done to run a command from that location. Chief Nielson stated that they try to avoid landing helicopters on roads; however, it can be done in worst case scenarios.

An owner stated that she is a part-time resident. She asked for an update on signage for emergency exit routes, and if the signage will be improved. Chief Nielson replied that the Fire Department does not handle signage and she should direct her question to the HOA. The Fire District can provide advice, but Pine Meadow is a private entity. Chief Nielson agreed that signage and road signs should be updated and made very clear. His concern is that the current signs funnel everything to one point down Tollgate Canyon Road. He commented on a primitive road that goes back to Lewis Peak and comes out towards Coalville or the new Holly Project. Another route goes over to Blue Sky, and he was currently in communication with Blue Sky on access from Bull Moose on a rough road that connects with their side. Chief Nielson noted that Blue Sky is still hesitant. They are concerned that if the road gets improved, they will need to pay additional taxes to the County. He stated that there are options, but with so much private land and private owners it is sometimes difficult to work with individuals. He keeps stressing that access would only be for emergency use.

Mr. Rosing stated that he also represents Timberlakes HOA in Wasatch County, and they had the same issue. The HOA eventually helped Wasatch County make it happen after many years and now there is an emergency exit at the top of Timberlakes. Mr. Rosing offered to meet with Chief Nielson and the County Attorney's Office if it would be helpful. Chief Nielson did not believe the County would be involved at that point; however, Mr. Rosing might be able to help with the tax aspect that Blue Sky is concerned about. The rest is just dealing with private owners to see if they will let people cross their land in an emergency.

Mr. Rosing stated that he has represented the Pine Meadow HOA for many years and he is very concerned about Tollgate Canyon access in an emergency. He thought it would be beneficial if he and Chief Nielson could have that conversation. Chief Nielson was interested in meeting with Mr. Rosing to get his perspective.

Ted Bonnett, owner of Lot PI-E-55, noted that Chief Nielson had mentioned better response times now that everything was moving to Wanship. He asked the Chief to quantify the response time. Ted stated that when he had an emergency a couple of years ago, he had two or three qualified neighborhood fire volunteers at his house within five to ten minutes. Those who came who were off the Mountain were close to half an hour. He still does not understand why the volunteers were disbanded because it has left them exposed. Ted asked Chief Nielson for his solution to the response times. Chief Nielson thought it was a valid question and he anticipated being asked about the volunteers in this meeting. He believed the volunteer process left a lot of liability to the Fire District and to the volunteers who were responding. He understood that the volunteers were doing it mostly on their own terms, due to the organization not being created correctly.

Chief Nielson stated that to compare two years ago to what is being done today is not really a comparison. His firefighters are out the door in two minutes from Wanship. It did take 30 minutes or more in the past to reach Tollgate, but that will no longer be the case. Depending on where the emergency is located, he anticipated response time being on the scene within 15 to 20 minutes. Chief Nielson realized it was not

optimal, but it is a very rural area, and they were trying their best to fix the problems. He believed what they were doing was working.

Chief Nielson appreciated the efforts of the volunteers, but there were too many things that the County Attorneys and other people would not allow any longer. There were HIPPA violations and other liabilities that left the County and the District open to potential lawsuits. Regarding insurance, Chief Nielson reported that they were currently going through a new ISO study. He was confident they could get the rating down because over the past ten years the water system has been improved, and water accounts for about 40% of the rating.

Another person asked if Chief Nielson had tips for assessing the risk for flooding. Chief Nielson stated that it was more about preparation rather than tips or tricks. He suggested having filled sandbags ready and available on the property in case they are needed. There was a LEPC meeting with the community a couple weeks ago. He was not personally able to attend but he sent someone in his place. It was determined that the Pine Meadow area is not overly saturated like some other communities. He had not heard of any flooding issues in Tollgate in the past. However, he thought mitigation and being prepared was worth the effort. Chief Nielson commended Pine Meadow for having great community engagement and volunteer help. In conjunction with the new fire fighters and the trailer, he felt they were ready for any flooding that could occur.

Mr. Adams thanked Chief Nielson for his time this evening. Chief Nielson offered to provide updates at future meetings.

Chief Nielson stated that the last 12 months have been very difficult, and he appreciated their patience. He remarked that time and distance are the worst enemies in the Fire District. In the current state, they cannot overcome 100% this year. It will be slow growth to get where they need to be. However, having six to eight people per day as part-time and full-time staff is a significant step in the right direction. They wear many different hats, and they have staff that can handle so much more. He is excited about the future, but he asked for more patience and for people to get over some of the problems and to find answers from the past. He was not here when the issues were created but he was trying to find the solutions.

Fire Committee Update

John Adams reported that the Fire Safety Committee received a \$2700 grant that allows them to spend the money on upgrading and improving signage. The Committee went through the contract; however, they want to get it in front of the Board and the community and have the right people look at it to make sure they are comfortable with what the contract says and what it is asking them to do.

Peggy Simeone stated that Marianna and Reba Broyles were the two community members who read the grant knowing that evacuation and signage was a main goal for this next year. The money needs to be spent by October 2023. The \$2700 awarded was the maximum grant amount. They were hoping the Board would review the contract and be ready to approve it so they can move forward.

Mr. Sears stated that this is an exciting scenario because signage was a primary item last year, but they were unable to do anything because they ran out of time and resources. The fact that they were able to submit for the grant and then get it was very impressive from his perspective. Mr. Sears thought it was a tremendous opportunity to move forward. Even if they do not have the additional exit route that Chief Nielson talked about, it still gives them a way to better identify the exit routes and what is going on at the Ranch. Mr. Sears congratulated the Fire Committee.

Mr. Sears had read the contract and could not find any issues. He thought Robert Rosing should review it as well before the Board approves it. Mr. Adams referred to a statement in one of the sections indicating that they may grant unexclusive perpetual use of whatever they produce. He questioned why the contract did not say they will grant perpetual use instead of "may grant unexclusive perpetual use". Mr. Sears asked Mr. Adams to send a copy to Mr. Rosing for his review and input.

Emergency Planning

Mr. Adams recalled discussions last Fall regarding the emergency helicopter landing area and two potential proposals. The first proposal would have placed the emergency landing area just off Arapaho Drive and very close to the Water Company building. Mr. Adams noted that there was also discussion about potentially having another second access in that area in the future. The second proposal moved the helicopter landing pad eastward. There was significant discussion regarding that proposal. Some people worried that take-off in that location would occur over buildings. Mr. Adams stated that after a lot of back and forth the Board talked about taking a proposal to the community, but they never got around to it. He thought it was necessary to reach a conclusion and present it to the community. Mr. Adams remarked that another option would be to take both proposals to the community for input.

Mr. Sears asked who was on the committee when they came up with the two proposals. Peggy Simeone recalled that Adam Harmon, Marianna Mavor, Brian Thompson, and John Pettijohn were on the committee. Brian Thompson and John Pettijohn were the two experts who provided feed. Mr. Adams stated that Kathryn McMullen provided initial input; however, she quit responding to requests for follow-up input. Ms. Simeone remarked that the safety zone is part of the emergency evacuation template that Ms. McMullen recently sent to the committee. It needs to be completed this summer and filed with Summit County. She agreed that deciding was very important.

Mr. Adams asked if Ms. Simeone thought the initial group mentioned could relook at the proposals and bring a recommendation to the Board. He clarified that it would still need to go to the community before the Board could decide and vote.

Lori McBride stated that she has flown in helicopters, and she had the advantage of knowing what pilots look for in landing zones. She gave full deference to Mr. Pettijohn's experience; however, she does know that any time there is a designated landing zone for a helicopter, there is a full recon and an agreement among the crew landing the helicopter to make sure they feel comfortable landing in the places designated.

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Ms. McBride stated that any decision they made will be a documented landing zone, but any helicopter pilot will take the chance to recon the area, communicate with whoever is on the ground, and make the decision on whether it looks right and safe, or determine there is a better area to land.

Mr. Adams asked if there was a way to go to those pilots and ask them for input. Ms. McBride answered yes. She thought they could pull from the resources of people they have available to ask their opinions. Ms. McBride stated that what you see from the air and what you see on the ground are very different pictures. Every landing zone designated has a brown out or a white out capacity depending on the time of year. She reiterated that it is a recon decision made in real time as the pilots need to land. Ms. McBride believed she and Mr. Pettijohn could come up with two pilots from their agencies to possibly come up and take a fly around. She volunteered her services to be on that flight. She suggested that between their two agencies, they could come up with some communication on what would be most fortuitous for Tollgate Canyon. She offered to coordinate that effort.

Chief Nielson asked what company Ms. McBride works for. She replied that she works for Life Flight. Chief Nielson noted that John Pettijohn works for Air Med. He has known Mr. Pettijohn for years, and like Ms. McBride he also defers everything to Mr. Pettijohn. Chief Nielson echoed Ms. McBride's comments. Pre-designated spots are good, but the landing location is always up to the flight crew. It is nice to have those spots, but it is not a guarantee. Chief Nielson encouraged Mr. Adams to rely on Ms. McBride and Mr. Pettijohn for their help and expertise.

Peggy Simeone clarified that this designation was for a large scale gathering if all the exits are blocked and the helicopters need to evacuate large groups of people. It was also the reason for having designated emergency parking areas. Mr. Adams questioned how they could designate the area for mass gatherings and continue to put piles of wood in the lower section for fire mitigation. He was unsure how that could be resolved. Mr. Adams thought an assertive solution would be to prohibit piling wood at the bottom of the winter lot, but that creates another problem of where to pile the debris.

Chief Nielson asked if Pine Meadow utilizes the Summit County Chipper Program. Mr. Adams replied that they did utilize it in the past, and then the program stopped. He assumed it was back in operation, but he did not think the chipper is large enough for what they have. Chief Nielson stated that Park City was getting all kinds of credits with the State for wildfire funding. He believed they were using it the most on that side of the mountain. Chief Nielson remarked that Lake Rockport Estates and Tollgate have huge piles that are a great concern. He recommended that Pine Meadow reach out to Summit County to see if the chipper program could be allocated in their direction more often to chip up the debris versus having such large piles. Mr. Adams noted that last year the HOA hired Alpine Forestry to do several sections of the roadways. Alpine Forestry chipped it while they cut it and it was amazing. The chip piles were large but much smaller compared to the piles they have with logs and downed trees. Chief Nielson offered to reach out to the people who run the program to see what they can do for Pine Meadow.

Broadband Update

Mr. Adams reported that a week ago he received a call from Ron Boyer, who is the IT Director at Summit County. Mr. Boyer informed Mr. Adams that Summit County applied for a broadband planning grant, and it was awarded to them. It is a state grant that allows the County to hire an engineering firm to look at the entire County and write a broadband plan emphasizing the underserved communities. Mr. Adams noted that the underserved communities are Tollgate and Jeremy Ranch.

Mr. Adams stated that Summit County has asked for one or two people who could be a task force to help them finish the requirements for the grant, which is due in June. Mr. Adams was told that individuals can go to the website broadbandmap.fcc.gov/home and put in their address. The County also wants our owners to know that Comcast incorrectly appears on the FCC's Broadband map as a provider of broadband services to residents of Tollgate. Mr. Boyer told him that by having this incorrect information on the FCC website, they are less likely to score highly in the grant applications that could potentially award funds to invest in infrastructure. Mr. Boyer would like everyone in the community to go to the website. If the address information is incorrect and shows Comcast, they should state that they do not have high speed broadband services. Mr. Adams encouraged everyone to participate. If they find anything that needs addressing and they would like to pass on to the Board, they should contact their Area Rep first.

Open Public Forum

Donna Leighton, Lot FM-D-114, commented on the connector route. She knows the HOA invested in a three-year contract and the contractor promised a snow blower. She spoke with Brian Myers a couple days ago and he told her they have used it three or four times. Donna stated that using a snow blower makes a big difference when there is no room to push snow. She did not believe that using the snow blower three or four times was fulfilling their contract.

Mr. Adams thought it was a valid observation and tied in with some of his earlier comments. Some owners on the mountain have gone out during and after the connector was plowed, and it has not been up to the standards they expected.

On a separate subject, Donna supported utilizing the sandbag program. She is not part of the Fire Safety Committee, but she believes the work they do is fabulous. She was certain they would be able to coordinate getting everyone there on the weekend to utilize whatever sand gets dropped at the bottom. If it is free and they do not need to go to Coalville, she strongly encouraged moving forward with it. Mr. Adams stated that they intend to coordinate with Jody to find the best place to dump the sand.

Nanette Palmer, Lot PI-E-59, stated that she missed the first part of the meeting, and it sounded like they had already addressed her issue. She asked if it was possible for the Board to post what they talked about so she could access the discussion to see where she could help the community. Mr. Adams informed Nanette that Chief Nielson had spoken with John Angel at the County, and they talked about bringing in a truckload of sand at the base of the Mountain so the owners can fill sandbags. The only condition is that they cover

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the sand with a tarp to protect it from rain and snow. Nanette appreciated the update and reiterated her offer to help.

Chief Nielson stated that he could send six firefighters to fill sandbags every day for about an hour and they could just take the sandbags that the firefighters fill. They have been doing it in other communities and they could do it in Tollgate as well.

Chris Hahn, Lot PI-C-26, understood that the connector was from Arapaho Drive and across the top of the ridgeline over to Forest Meadow Road. He asked about where it cuts off at Arapaho and goes down the S curve and down Pine Meadow Drive. Mr. Adams thought it was a valid question. He stated that some people talked about that area a few days ago. He understood that people in that area collect money for the snowplow group; however, not everyone contributes to plowing that road. Mr. Hahn thought it was more problematic because the north side group splits the plowing with the south side group. One person tries to go up and the other person tries to come down, and often times it does not get plowed. He asked if it was possible for the HOA to take care of that stretch.

Mr. Adams thought that question was part of the discussion of whether to upgrade the equipment to more than just the snowblower on the back of the tractor and the plow blades on the front of the pickup trucks. He noted that there is equipment that would allow Jody and Trent to move rapidly and aggressively through some of these big snowstorms. They would also be able to use that equipment throughout the summer. Mr. Adams stated that if Jody and Trent could remove snow more rapidly, the HOA could be in a better position to talk about doing Pine Meadow Drive and other roads that are used frequently.

Mr. Sears pointed out that this was a broader discussion that needs to occur at a different time. He noted that Pine Meadow Drive is not the only road people have asked the Board to consider over time. He understood Mr. Hahn's question, but the first step is to look at what they currently do and whether it can be done better. If the owners are willing to pay more money to increase the equipment and capacity, there might be a possibility for the HOA to plow more roads. Mr. Sears reiterated that it is a broader discussion that could not be resolved this evening.

An owner commented on the broadband complaint with the FCC. He thought it would be helpful if Mr. Adams could send something out to everyone. He was very interested in commenting on the FCC website, but he was unclear on exactly how to do it. Mr. Adams stated that he would put it on the website and post it on the Facebook page.

Victoria Kratz, Lot Pi-C-34, referred to the snowplowing discussion and asked if there was a cost comparison between continuing with the contract or purchasing additional equipment. Mr. Adams stated that currently the contract is \$35,000 per year. Hypothetically, if the contract is canceled for lack of performance, they have no idea what other contractors would bid after living through this winter. In terms of the actual equipment, one issue is whether to buy new or used because the price difference could be significant. Mr. Adams stated that a resident on the Mountain who works for the DNR has pointed out that there are very large trucks that are manufactured with giant snowblowers. The trucks are very agile and allow the DNR to

move quickly through their land. Mr. Adams thought that was another option to consider. He recognized that purchasing equipment would be a major expense, but if it allows them to move faster and cover more ground, and be used through the summer, it could be a good investment. Mr. Adams understood that people have different opinions, and they need to brainstorm the best way to move forward.

Victoria commented on a previous comment about additional snowplowing. She pays for the snowplowing and if it is vested into the community, she wanted to know how the decisions are made in terms of what areas are serviced. If all the community members contribute to the investment and the equipment, she assumed that would need to be looked at in terms of making sure those areas are being serviced so they do not have the additional cost of doing private snowplowing. Mr. Adams thought a good question was whether the community might be more in favor of purchasing equipment if they could reduce their expense each winter for their private plow groups.

Victoria commented on the emergency routes and having to access through private land. She asked if it was possible to negotiate with the landowners on a cost basis to allow emergency use access to the land as needed for emergencies. Mr. Adams referred to earlier comments by Chief Nielson in terms of finding a value to pay the landowners. He was unsure how they would go about doing it, but he thought it was a good question. It could give the HOA a new avenue to pursue if they cannot achieve what they were trying to through some of the things Chief Nielson was trying to work on.

Chris Bell, Lot PI-D-35, appreciated having Chief Nielson participate this evening. He thought the offer to bring in sand and provide firefighter labor was tremendous and they should take advantage of it. He also thanked everyone else for all they were doing.

Chief Nielson thanked Mr. Bell for his kind words. He wants to be part of the community and help in any way possible. Chief Nielson stated that they would be limited in some ways due to personnel and time, but they will be there whenever needed to the best extent possible.

Mr. Sears appreciated all the comments and the questions. It was a productive meeting, and he was especially grateful that Chief Nielson could join them this evening. He significantly helped them understand what he has done and how far he has come since joining the Fire District.

Fire Mitigation Committee Update

Peggy Simeone asked to finish the Fire Committee Update before they adjourned. Ms. Simeone reported that the FEMA grant was in the final stages. She thanked Sam Vincent, Lot PI-19, and Marianna Mavor, Lot FM-D 138, for helping to move it along. She hoped to have good news to report very soon.

Ms. Simeone reported that the AED had been purchased and it will soon be on the Mountain. It will be housed at Tracy Cash and John Pettijohn's house right across from Bobcat Springs. The Good Samaritan team will have it if they need it on the Mountain. Ms. Simeone stated that all the funding came from donations, note cards and calendar sales.

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Ms. Simeone stated that they recently met with the Stagecoach Fire Safety Rep to discuss the Crow Loop evacuation route, and it is a go. There are two agreements, and the Fire Safety Rep was very sure that it would not be a problem for Pine Meadow to have a reciprocal evacuation route available once everything dries out. The landowner on the other side is comfortable with them using the land for evacuation purposes.

Ms. Simeone reported that this coming Tuesday they have a meeting scheduled with Pinebrook and Stagecoach to discuss fire safety in their mountain communities. Pinebrook intends to share information from the Parley's Canyon fire and what they learned after the fire in their discussions with the Sheriff, the police, the Fire Chief, Summit County, and the wildland fire people. Aja Martin was instrumental in coordinating efforts between the multiple communities. Ms. Simeone thought Summit Park might also attend the meeting on Tuesday.

Ms. Simeone stated that CWPP and Fire Wise paperwork is being completed by a subcommittee. They have a tentative date of June 3rd for the Fire Safety Day. The cleanup days would be the third Saturday in June, July, and August.

Ms. Simeone was very excited about the collaboration between all the surrounding communities. She believed they could share and learn a lot from each other. Mr. Sears was pleased that they had reached out to different communities because it makes it a bigger picture for everyone rather than being narrowly focused on one specific area. Ms. Simeone stated that they also contacted Red Hawk in an effort to open dialogue for a potential emergency exit through Red Hawk via Jonathan Pease's driveway and through another gate.

The Board adjourned the meeting and moved into closed session.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:33 p.m.
