

PINE MEADOW RANCH OWNERS' ASSOCIATION  
MONTHLY BOARD MEETING  
IN PERSON & VIA ZOOM VIDEO CONFERENCE  
APRIL 18, 2023

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

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

Excused: Chris Moore; John Kleba (Area 6)

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

George Sears announced that Sam Vincent sold his cabin and resigned from the Board. Mr. Sears thanked Mr. Vincent for all the great work he participated in while on the Board.

Chris Moore was out of the Country and John Kleba was out of town on business. The Board did have a quorum to proceed.

Mr. Sears noted that Mr. Vincent's resignation left an opening for Area 3 on the Board. They will be looking for a volunteer to fill that seat until the elections at the Annual Meeting. He would ask Carol to send an invitation to everyone in Area 3 to see if anyone is interested.

### **Minutes**

#### March 21, 2023

MOTION: George Sears moved to approve the Minutes of March 21, 2023, as written. Dwaine Anderson seconded the motion.

VOTE: The motion passed unanimously.

### **Ranch Manager's Report**

Jody stated this was a challenging month and he believed it would get worse before it got better. They were trying to transition out of the cold season into the spring season and doing the best they could to control the water runoff. Jody noted that the cooler temperatures were helping to keep it from becoming a flash flood. The goal is to keep the roads open during the Spring runoff.

Mr. Sears had seen pictures on Facebook of the runoff and some of the challenges the owners are facing in terms of managing the melting snow around their cabins. Mr. Sears stated that many people are filling and stacking sandbags. They do have sand and he understood that additional sand would be provided as needed. Mr. Sears encouraged anyone who was willing to volunteer to fill sandbags and place them where necessary.

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Mr. Sears asked Jody if there was a need to place sandbags on the road above. Jody answered no. However, he expected to need them within the next couple of weeks as the weather warms up. Jody thanked and appreciated all those who had filled the sandbags.

Jody stated that he was trying to grade the roads as they dry out to eliminate some of the potholes. It will be a long process this Spring and there will be significant road damage to repair this summer.

### **Water Board Report**

Shaun Baker provided the Water Board Report. Mr. Baker noted that the meetings are short during the winter and currently there were no issues.

The Water Board talked about doing maintenance and changing the shed door. It takes hours to get the old sliding door open during the winter to access the equipment and Brody would like to change it to a rollup door.

Mr. Sears reported that the Water Company finalized the ISO evaluation. A copy was submitted to the Fire Chief so he can understand where Pine Meadow sits relative to the ISO certification.

### **Monthly Budget Review**

Mr. Sears remarked that a last-minute addition to the unpaid bills was an invoice received today from Robert Rosing's law firm. Carol added the invoice to the unpaid bills late in the day. He noted that Carol specifically sent the invoice to Mr. Pagel with a comment at 6:00 pm. Mr. Sears noted that the invoice was a placeholder for \$1.

Andrew Pagel reviewed the unpaid bills. He believed everything was straightforward and typical. The additional bills included sign reimbursement, which the Board previously discussed and voted on. Another invoice was an installment payment to BTM Construction for Forest Meadow plowing. There was also an invoice for \$3200 that was paid to the RS Ranch to assist with the removal of the large amount of slush and the pileups of vehicles.

MOTION: Andrew Pagel moved to pay the unpaid bills as presented in the amount of \$17,782.24. Marty Hansen seconded the motion.

VOTE: The motion passed unanimously.

### **Rules and Regulations**

Mr. Sears stated that he would be sending out an updated copy of the Rules and Regulations later this week. It was mostly the same; however, he incorporated a few additional items that people suggested to be considered. Once he sends out the update, he will give the Board a week to review it for further comments.

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Mr. Sears stated that Robert Rosing will be asked to do one more review to make sure there were no issues.

Mr. Sears reviewed the Summit County Rules and Regulations and he believed they were consistent with the direction Summit County was going with its policy.

### **Open Public Forum**

There were no comments at this time.

### **Committee Reports**

#### Fire Committee

Peggy Simeone provided an update on the AED. It is on the Mountain at Tracy Cash and John Pettijohn's house, Lot PI-1. The Good Samaritan Group was trying to finalize accessibility to all of the Good Samaritan members in case Tracy and John were not at home.

Ms. Simeone reported that the Steering Committee met with Bryan Thompson and Dave Talian separately to talk about the FEMA Grant and try to determine priorities for the best use of that money. She stated that Bryan presented an outstanding presentation of the anatomy of a fire, how everything works, the fuels, weather, slope, the mountain, etc. It was very informative and gave them a good understanding of what areas they needed to address. Ms. Simeone remarked that Dave Talian suggested a comprehensive land management plan. She stated that a couple of RFPs were being written for a Fire Risk Assessment. Another RFP is being written for the continuation of the mitigation. If possible, they would like to continue the work that was done on the Tollgate connector/Lower Forest Meadow Road on some of the other mountain roads this year with the FEMA Grant.

Ms. Simeone stated that she and others met with Chief Nielson yesterday for their quarterly meeting. They updated Chief Nielson on their accomplishments, and he updated them on their progress. The great news is that the Wanship Station is now manned 24 hours a day by two people. They spoke about evacuations and what that would look like in a major fire. They are continually working on making sure everyone knows how to get off the Mountain if they need to. Chief Nielson walked through how that would work. Chief Nielson urged everyone to clear their intake and exhaust vents. They are finding a lot of issues with propane leaks and carbon monoxide issues. Ms. Simeone believed Carol had sent a warning email out to the HOA regarding that issue.

Ms. Simeone stated that Chief Nielson would like everyone to have their property address numbers on the road so emergency vehicles can see it driving by. If the numbers are only on the house, they are not always visible because the house is set back on the property. Ms. Simeone pointed out that having the lot number on the road does not help the emergency responders.

Ms. Simeone reported that Fire Safety Day is June 3<sup>rd</sup> at the winter lot, and she encouraged all the Board

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members to participate. Chief Nielson plans to attend and he will bring other firefighters. They also hope to have AirMed there. There will be a barbeque that day as well. Ms. Simeone stated that they are continuously trying to build a positive relationship with the North Summit Fire Department. Every time they come to one of these events and get to know the people in Pine Meadow, it bodes better for the working relationship.

Ms. Simeone reported that cleanup days begin in June. They were still setting the priorities for those days. The big Fire Safety full meeting will be held on Monday, April 24<sup>th</sup> at 7:30 p.m. She noted that Summit County is now creating complete maps of Tollgate from I-80 up to the orange gate with all the road names. They would also be setting evacuation zones on those maps. Ms. Simeone hoped to have those maps available by June 3<sup>rd</sup>. Once they are available, Carol will be sending one to everyone on the Mountain.

Mr. Sears asked for an update on the Sign Grant that was finalized. Mr. Rosing had given John Adams legal language to include relative to the \$2700 grant. Ms. Simeone stated that the last time she recalled seeing anything on that, Marianna was asking Mr. Adams where they were with the Board. She never saw a finalization and Mariana has been out of town. Mr. Sears offered to follow up. The grant would help with signage for fire exits.

Shaun Baker asked about the time for the Fire Safety Day on June 3<sup>rd</sup>. Ms. Simeone replied that the time had not yet been set, but she assumed it would probably be 10:30 or 11:00 am until 1:00 p.m. When they set a definite time, she will send it to everyone after the Fire Committee meeting on April 24<sup>th</sup>.

Mr. Pagel asked when the FEMA Grant would be finalized. Ms. Simeone reiterated that Marianna was out of town and hopefully will come home to a notification. It has been ongoing for four months without a definite timeframe.

Mr. Sears thought as many Board members as possible should attend the Fire Safety Day on June 3<sup>rd</sup>. He was pleased with the work that Fire Committee has accomplished so far and he anticipated more opportunities this year. Mr. Sears remarked that everyone should be supportive of the Fire Committee and the direction they were going.

Katie Winters, Area 4 Rep, appreciated everything the Fire Committee was doing and thanked them for their efforts.

#### Architectural Review Committee

##### FM-D-175A

Mr. Adams reviewed plans for a new home on FM-D-175A, 185 Porcupine Loop. The owner, Crandalls Stick Together, LLC, was proposing a 6,295-square-foot home with a detached garage. They own 3.61 acres. All the documents were complete, and all the fees were paid.

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The ARC reviewed the plans and found no issues. The colors and materials were standard.

Mr. Pagel thought the garage looked like it was a drive-thru. The driveway looked very long. Mr. Sears stated that the configuration of the lot requires a long driveway to get back into the larger piece of the property.

Mr. Pagel thought it was important to verify that everything was within the setbacks, including the driveway. He noted that the setbacks were appropriately marked on the plans, and he identified two places where it encroached into the setback.

MOTION: John Adams moved to approve the Lot Improvement Plan and building specifications on FM-D-175A, 185 Porcupine Loop, for a 6,295 square foot home on 3.61 acres subject to the family and/or architect following up on the setbacks on both sides of the property to make sure they do not extend within the boundaries as required by Summit County. Andrew Pagel seconded the motion.

VOTE: The motion passed unanimously.

PI-E-97

John Adams reviewed plans for PI-E-97, 1476 West Arapaho Drive. The owner, Mike Mitchell, was proposing a 5,498-square-foot new home on one acre. The Lot Improvement Plan was complete, and all fees were paid. Mr. Mitchell submitted several exterior materials he was proposing. He provided so many because he was concerned that some may not be easily obtained.

Mr. Adams stated that the building plans meet the Guidelines. The ARC reviewed the plans and found no issues. The roof is a black metal roof.

Mr. Adams remarked that one of the family members died and the property was passed down to Mike Mitchell through a quit claim deed approximately one year ago. Per the Guideline rules, Mr. Adams believed this situation falls under the exemption of the Guideline that was implemented in July 2022.

Mr. Pagel asked Mr. Rosing if the quit claim deed situation complied with the Rules and Regulations change for setting house sizes based on lot sizes upon transfer of title. Mr. Rosing understood that it was a simple transfer. Mr. Sears explained that it was a transfer of the quit claim deed, and no money was associated with the transfer. It is an inheritance within the family. Katie Winters stated that the property is in Area 4 and the cabin has been in the family for years. She believed it was a clean transfer.

Mr. Rosing stated that he needed to review the exact language of the Rule, but he recalled that the intent was to allow that type of transfer without triggering the new Rule.

Mr. Adams read the wording of the Rule, "...unless it's a transfer of title for value." Mr. Rosing stated that if it is only a quit claim deed and an inheritance, it would not be a transfer of title and would not trigger the new Rule.

MOTION: John Adams moved to approve the Lot Improvement Plan for PI-E-97, 1476 West Arapaho Drive, for a 5,498-square-foot new home. Andrew Pagel 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, Mike Lennon and Max Aruschenko were proposing a 6,050 square foot home new home on 1 acre. Mr. Adams noted that this property was originally purchased by Mike Lennon in April 2022. The required documents had been submitted and all fees were paid.

Mr. Adams stated that the proposed materials are Swedish logs with a clear finish. The roof will be black metal.

Mr. Adams remarked that the Board discussed this property at the last meeting and there were issues and questions regarding ownership. The owner decided to resolve the issue through a straightforward process of both property owners moving forward with the Lot Improvement Plan.

MOTION: John Adams moved to approve plans PI-D-21, 2016 Woodchuck Way, for a 6,050-square-foot new home. Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

Mr. Adams commented on another issue. If the HOA has approved a project, the owner should not do something different without first getting it reviewed and approved by the HOA. In addition, when a request could potentially impact other owners on the Mountain, the HOA needs to consider how it impacts not only the owner making the request but also everyone surrounding their property. He asked everyone to keep these issues in mind and give them extra attention.

#### **Winter Construction Sign**

Mr. Adams reported that the winter construction sign was in the back of his truck. It is very large, and it looks good. He thought it might need to be framed to add extra structural support. It would allow the sign to be attached to a post or bracing mechanism.

He asked if anyone had suggestions for putting up a large sign. Mr. Sears agreed that the sign needs to be sturdy, and he favored the idea of some type of frame or placing  $\frac{3}{4}$ " plywood behind it to keep it sturdy so it does not get knocked down or blown down. Someone suggested 4x4 or 6x6 treated wood posts. The sign needs to be placed high enough to be seen in deep snow. Treated posts would help prevent rot and the signposts should be packed in cement.

Mr. Pagel thought the sign should be up year around as a reminder that the winter rules will be enforced beginning November 1<sup>st</sup>. Katie Winters asked if it was possible to build a permanent frame where the sign could be put in and taken out. It would enable them to put in a different sign during the summer such as a fire-wise sign. Mr. Sears agreed that a permanent frame that a sign could slide in and out of would provide more flexibility over time. Ms. Winter pointed out that being able to remove the sign would prolong the life of the sign. Another suggestion was to have a hinge on the top so the panel could be flipped around with the appropriate sign in the summer and winter. It would avoid having to store the sign when it is not being used. The Board also liked that idea.

Mr. Pagel summarized that the sign should be tall and in a solid frame that enables them to interchange the signs.

Mr. Baker offered to sketch a design. He would look to see if he might have tall 6" logs at his house for the posts. He would be able to help with the frame construction if they do not need it until June or July. Mr. Adams asked for volunteers to help with the project.

### **Sandbags**

Mr. Adams reported that another load of sand was delivered. People had already used most of the original pile of sand and what was left was quite wet. They trenched around the new load of sand, re-tarped it, and weighed it down with the tarp over the trench. The hope is that water landing on it will drain away.

Mr. Adams stated that the NSFD employees came by to fill sandbags; however, the sand that was left was not enough for them to work with. As they make their way through other areas with sandbag operations, they will come back to Pine Meadow and fill sandbags if there is still sand available. Mr. Adams emphasized the importance of keeping the sand dry.

### **Re-designation of Forest Meadow Road**

Mr. Adams stated that at the last meeting, the Board discussed whether Forest Meadow Road should be re-designated as a primary road because it is currently viewed as a secondary road for exits. If the Board thinks it is time to re-designate Forest Meadow, they need to present it to the community for feedback. Mr. Adams noted that Forest Meadow Road is in poor condition, and it is nothing more than dirt with rocks on top. Over time they would need to put down the road base and do whatever is necessary to maintain the road better than what they do currently.

Mr. Sears personally believed Forest Meadow should be re-designated, but he thought it would be wise to ask the broader community for their thoughts. Mr. Sears remarked that the property owners voted on how it was originally designated. The Board could present its intent and explain that Forest Meadow should be more than an emergency exit due to the evolution of the community. He pointed out that there will be an additional expense if it is re-designated because the HOA does not maintain Forest Meadow the same as the rest of the roads. They should ask the lower community if they are willing to collectively invest to improve

coverage of that particular area.

Mr. Pagel thought the Board needed to establish criteria for what primary or secondary specifically means, and what the HOA will provide to that designation. Mr. Pagel stated that if they begin breaking off roads into different designations, they need to state the HOA's intent for these different road designations. Once they establish the criteria, they can understand the investing portion. Mr. Sears explained that what was originally established is that both Tollgate Canyon, up to a certain point, and Pine Meadow were primary access roads year-round. When that came before the owners many years ago, Forest Meadow was a secondary designation from the standpoint of being presented as a fire exit. If one of the other two access points was not available, Forest Meadow would be available to get people off the Mountain. He thought Mr. Pagel made a good point. The Board collectively needs to determine the road designations for summer versus winter and say that for winter they have been maintaining the existing connector as an emergency exit model and not as a primary access road. If they want to designate Forest Meadow as a primary access road on a year-round basis, it will require maintaining Forest Meadow differently. The Board needs to agree with taking it to the community.

Mr. Pagel clarified that he was not opposed to looking at re-designation. He just wants to make sure they are more prepared by clearly defining what it will entail and what they mean by "primary", "maintaining", "secondary", etc. Mr. Adams believed the community would like to weigh in sooner rather than later because of the condition of the road. Mr. Sears did not disagree. He thought it was a process issue that needed to be identified first.

Mr. Adams asked if the entire Board or just the Executive Committee should identify the process. Whatever the process, he preferred to move quickly. Mr. Sears replied that it could be the Executive Committee or a subset of the Executive Committee and some Board members. He suggested that they ask which Board members are interested in being part of the discussion and recommendation. He recommended setting a timeline to keep it moving.

Andrew Pagel, Katie Winters, and George Sears volunteered to be involved. Mr. Adams asked if it was reasonable to schedule a meeting within the next two weeks. Mr. Pagel thought the subcommittee should have an in-person meeting within the next two weeks. Each person should come to the meeting with their draft thoughts on the meaning of a primary and secondary road. Mr. Adams offered to set a date and send out a meeting invite.

### **Connector Route**

Mr. Adams commented on the connector route and how it was plowed this winter. He stated that after speaking to people on the route and those who have been impacted, there is a general theme that someone on the Mountain should be associated with plowing the route. During the last storm, Jody was not able to stay on the Mountain. The person coming up to drive the equipment for the connector route could not get up the Mountain, and neither could anyone from the Water Company. It was a scramble to get the roads plowed, especially on the Forest Meadow side. Mr. Adams did not believe anyone wanted to remain in that



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type of situation. He thought it was part of the discussion about the HOA potentially getting new and better equipment. Another factor is what are the other plow routes doing and whether there is a way for everyone to benefit from a large number of funds going into certain areas that may or may not be maintained.

Mr. Adams believed this was a large topic that needs a lot of attention, particularly if they continue to see storms like this year over the next few years. Mr. Sears noted that the dialogue has occurred with individuals as well as the entire Board, and it is time to get serious. They do not know what each year will bring, but they need to be better prepared than they were this year. No one anticipated what occurred this year, but they should anticipate some level of change that could come unexpectedly. Mr. Sears emphasized that neither the HOA nor the contractors were prepared to handle the snowfall this year. They already have ideas on what needs to be done and it is evident that the equipment owned by the HOA is not capable of handling that kind of snow.

Mr. Sears asked Mr. Adams if he wanted to put together a team of five or six, whether he preferred to keep it the Executive Committee, or whether they should bring selected people who live on the Mountain into the discussion.

Mr. Pagel stated that before the HOA started paying to manage the collector, a group of owners banded together and worked to maintain the Forest Meadow side. Mr. Adams provided an image showing where the connector was plowed and another image showing the connector five or six hours later after the residents who live along the plow route cleaned it up. If they are paying someone to do the work and six or seven people need to do it over again. Mr. Pagel noted that one of the agenda items is whether they would need a part-time employee if the HOA purchases new equipment and preferably one who lives on the Ranch. He stated that fundamentally the issue has never been assets or equipment. Manpower has always been the issue. Mr. Pagel remarked that if they purchase a piece of equipment, which he was willing to do, they could then work with the residents and owners to see if they would be interested in having the HOA pay for their time to use the equipment and manage the plow route. Mr. Pagel pointed out that they would need to talk with Robert Rosing regarding the best way to set it up from a liability standpoint if five or six different owners participate. Mr. Adams remarked that a handful of people are part of these plow groups, and they spend a lot of time plowing already. He believed some would be very interested in the scenario Mr. Pagel outlined.

Mr. Sears stated that if the HOA had better equipment, the existing resources could do more. They were not able to take care of everything this year because they did not have the right equipment for this type of winter. Newer equipment would give them more flexibility and better efficiency. Mr. Sears remarked that several people have good ideas, and they should meet together and identify the options. He believed equipment is a key element and the point about resources is absolutely correct. In addition, the right equipment would provide more options for summertime work.

Mr. Pagel thought the key players moving forward should be Board members, Jody, and the Forest Meadow residents who currently assist with plowing the road. Shaun Baker offered to help. Mr. Pagel volunteered as well.

Katie Winters suggested including others who might be interested in the discussion because they have expanded their own plow routes and have a history of the money that was spent. Mr. Sears stated that he and Mr. Adams would get the initial process started, and then reach out to the rest of the Board members. Andrew Pagel should be engaged because of the financial aspect, and they should try and bring other people together. Mr. Sears thought it was important to bring the plow groups into the bigger picture.

Mr. Adams noted that this type of equipment is expensive, and they need to decide whether to purchase new equipment or used equipment. He provided examples for purchasing new equipment and used equipment. If they became a Special Service District, they could get financial assistance or help in obtaining equipment from the State. Robert Rosing stated that becoming a Special Service District is a process. He noted that Hideout has a fully functioning HOA and a fully functioning Municipality. He was confident that the Municipality and not the HOA made that decision. Mr. Rosing noted that Tollgate was a Special Service District at one point and that was reversed. Mr. Sears explained that the Special Service District at that time was the HOA combined with the Water Company. The number of lawsuits and threats and failures on the part of both sides was too much for Summit County and in the 1990s the County chose to disband the Special Service District and make the Water Company and the HOA independent entities. Much of it related to the politics of the moment and how things were being funded. Mr. Rosing believed that Summit County makes the decision, and a certain percentage of owners and landowners need to approve whether to become a Special Service District. He recalled that the Governor or the Legislature need to approve it as well.

Mr. Rosing clarified that he has not looked into becoming a Special Service District, but he has looked into becoming a Municipality, which is more trouble than its worth. There are significant downsides to being a city versus an HOA.

Mr. Baker stated that he was given good advice from his plow person, Nate James, on what equipment they use at the DNR in Wasatch County. Nate sent him pictures and photos that he was happy to share. Mr. Baker stated that he would invite Nate James, Lot PI-D-5, to attend one of their meetings to provide his insight.

### **Broadband Update**

Mr. Adams stated that last month he mentioned that Summit County had received a Broadband Planning Grant and they needed to complete the paperwork to finalize the grant and receive the money. The money will allow Summit County to hire an engineering firm to put together a broadband infrastructure plan for the Summit County community, particularly those areas that are underserved. Mr. Adams remarked that two communities stood out; one is Tollgate and the second is Jeremy Ranch.

Mr. Adams reported that Summit County had its first meeting on March 31 and those present were representatives from Lumen, Comcast, All West, the Summit County Government, and Tollgate. The participants focused on the barriers to these under-served communities and the discussion centered on the geography of these areas, types of soil, and the cost of deploying infrastructure in these communities. Mr.

Adams stated that this group was working on questions and a survey. It does not affect anyone at this early stage because they first need to complete the process.

Mr. Adams stated that everyone in the group has pre-conceived ideas of what it would cost to deploy infrastructure within the Tollgate community. If there is a lot of bedrock it could cost \$18-20 million dollars. If there is very little bedrock the cost would be half of that amount.

Mr. Adams reported on a quote they received from a different service provider last summer, and their quote was \$4-5 million just to run infrastructure throughout the Tollgate community. Mr. Adams clarified that they were not actively involved in securing Broadband. At this point, they were only participating to see where it goes. If something important comes out of these meetings, he will inform the rest of the Board and everyone will be involved in making the decision.

Someone noted that Mr. Adams previously said that it helps the cause if the residents look at what internet service provider is available on their lot. Mr. Adams stated that he had forgotten to re-post it and he appreciated the reminder. Mr. Adams noted that George Sears had visited the FCC website and challenged the Comcast designation indicating that they were providing him with service. Comcast acknowledged the mistake and made the change for Mr. Sears' lot. Mr. Sears explained that the owners can click on the link Mr. Adams had provided. There are two different directions, and they need to be careful to do the right one. The owner provides their address and challenges that Comcast does not provide this service. Two to three weeks later he received confirmation that Comcast agreed that they do not provide services to his address. Mr. Adams submitted an address on the website and Mr. Sears walked him through the steps.

### **Robert Rosing Invoice**

Mr. Sears referred to the comments during the Budget Review that Robert Rosing's bill was \$1. He clarified that the actual invoice total was \$1,059. Carol was not able to get that invoice into the actual information before this meeting. Mr. Sears indicated a link to the invoice where Mr. Rosing had highlighted the work that he did, which included Board meetings, review of rental rules, research, and back-and-forth correspondence. Mr. Rosing also worked on the Rules governing long and short-term rentals

Mr. Sears stated that the Board needed to approve the invoice for \$1,059. Mr. Pagel noted that he did not have access to his email; however, he was comfortable approving the invoice this evening since Mr. Sears had reviewed it

MOTION: George Sears moved to approve the invoice from Robert Rosing in the amount of \$1,059. Marty Hansen seconded the motion.

VOTE: The motion passed unanimously.

### **Community Improvements**

Mr. Sears stated that he thought by now they would be getting close to being able to consider the playgrounds again; however, that was not the case due to the snow. Mr. Sears deferred the item until a later time.

### **Website Review**

Mr. Sears reported that they would be doing a website review. He had asked Carol to go through all the pages that are currently on the website to identify any areas that might need to be addressed or cleaned up to make them more presentable. They would also look at the items stored behind the scenes and identify whether or not it is current. Mr. Sears asked the Board members to let him know if they are aware of other areas on the website that need to be addressed. Carol will create a mechanism that gives the Board the ability to review the website and the content.

### **Area Rep Reports**

Area 1 - Dwaine Anderson had nothing to report.

Area 2 - Marty Hansen had nothing to report.

Area 4 – Katie Winters had nothing to report from Area 4. However, she noticed a river coming down on the west side of Tollgate Canyon at the very bottom this morning. It crossed the road and created quite a pool in front of the package shed. She suggested cutting a trench in front of the package shed off to the right to divert the water to spill downhill.

Area 5 - Shaun Baker had nothing to report.

Area 7 – Taissa stated that there is a ravine-like dip coming off of Pine Meado Drive to Elk. She asked if the HOA had any capabilities to flatten it out.

Mr. Sears told her to text Jody and let him know about it. He suggested that she also send Jody pictures of the dip in the road so he knows what she is talking about. Mr. Sears pointed out that there is always a gully there by the time the runoff occurs.

### **Open Public Forum**

Donna stated that it was difficult to get into the meeting and she thought that may be the reason why they did not have many participants this evening. Mr. Sears replied that Chris Moore was out of the Country on personal business and he and Mr. Adams were doing the best they could in her absence.

Donna stated that everyone is aware of what they have been through this year and the impacts of the connector route and Forest Meadow. She had not priced out a rig and was not aware of the cost of equipment, but they paid on contracts to plow Forest Meadow for many years, and considering what they have paid she thought they could be self-sustainable. She believed a lot of people on the Mountain do not want to be off the grid, but they want to be self-sustainable. She did not understand the financial gap between paying a contractor versus the HOA doing the work. She understood the manpower issue, but if the

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existing equipment is substandard for their needs and they should purchase equipment to cover their needs, they will be able to cover a lot more area. She believed the HOA would save money long-term if they could do the work themselves.

Mr. Sears pointed out that an earlier discussion this evening focused on the equipment and its needs from a resource standpoint. He suggested that Donna continue to provide input and follow their discussions. Mr. Sears emphasized that the HOA was self-sustaining except for plowing the connector. The connector is the only outside contract. The Board will be looking into whether it is better to purchase newer equipment and have the HOA plow that route instead of hiring an outside contractor to plow it.

The Board adjourned the meeting and moved into a closed session.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:21 p.m.

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