

PINE MEADOW RANCH OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
IN-PERSON & VIA ZOOM VIDEO CONFERENCE
May 16, 2023

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

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

George Sears called the meeting to order at 6:34 p.m.

Mr. Sears announced that the Area 3 Board position to replace Sam Vincent was still open. One individual had applied, and his application would be reviewed in a closed executive session.

Ranch Manager's Report

Jody Robinson explained they were primarily doing water diversion and working on signs that were destroyed during the winter. Jody stated that the roads need to dry out before they can begin grading. Mr. Sears pointed out that water diversion as number one is a lot of work. He noted that some of the roads still have snow, and it is uncertain to know about the road conditions in those locations.

Ms. Folden commented on the culverts that were pulled up on the side and asked if they were planning to replace them with new culverts. Jody thought they would probably put in new culverts where necessary. Mr. Adams noted that the other culvert that was taken out was where the pavement ends, and that culvert was channeling water out onto Tollgate Canyon Road and underneath the roadbed. Underneath the trench that was carved out was a 3' impression underneath the road. If they had not done something, the road would have collapsed. Mr. Adams stated that the cost to do the emergency work was \$900. Mr. Sears agreed that the work was very necessary. He appreciated everyone who participated in helping do the work.

Mr. Sears anticipated more challenges this year for roadwork and the need for more road base than what they budgeted. Jody agreed that it will be a difficult year. Mr. Sears thought everyone needs to understand that the Board will have tough decisions to make but they also need to make the right decisions. If they need to dip into some of the HOA contingency funds, the Board will do it.

Update on Oil Well and Hillcrest

Mr. Adams stated that early in the evening yesterday he met with five members of the Aspen Ridge community at OilWell and Hillcrest. They walked a portion of it and in order to open up that segment they pushed a lot of road base and dirt off to the sides. They might have compressed a few areas and carved out a few areas. Mr. Adams explained that this occurred because they were not able to get a snowblower in and they had to use larger equipment. He noted that they did some damage to the road and the sides of the road, but once it dries out, they should be able to find a solution to remediate some of the damage. Mr. Sears asked if Aspen Ridge felt that Pine Meadow was committed to it. Mr. Adams answered yes, noting that it is up to the HOA to follow through with it.

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Mr. Sears thanked Mr. Adams for the update. It is important to be good neighbors. He believed what they did was the best solution to get around the slides. Mr. Adams stated that after speaking with the group from Aspen Ridge if they need to do something like that again, they need to make sure they communicate with them and ask for their input.

Mr. Adams asked Peggy Simeone if they were on Textedly. Ms. Simeone stated that they were not on Textedly, but they do get the Tollgate info updates and the Tollgate Road updates. They do not get text messages from Textedly when something important is about to happen. Mr. Sears explained that they have two Textedly accounts. One is for fire and one is for general information.

Water Board Update

Mr. Sears did not attend the Water Board meeting this month and there was nothing to report.

Monthly Budget Review

Mr. Sears remarked that a last-minute addition to the unpaid bills was an invoice for the \$900 that Mr. Adams referenced to fix the road.

Andrew Pagel reviewed the unpaid bills. The only invoice that was missing was Mr. Rosing's. Mr. Sears stated that Carol emailed her request to Mr. Rosing last week, but she had not yet received an invoice. Robert Rosing stated he would send the invoice as soon as possible.

MOTION: Andrew Pagel moved to pay the unpaid bills as presented in the amount of \$2,877.41. John Adams seconded the motion.

VOTE: The motion passed unanimously.

Mr. Sears noted that Carol had an accident while on vacation and had to have a major hip replacement. However, she was still working as much as possible. He asked anyone who needs to reach out to her to be patient because she may be slow in responding. Recognizing the extent of the surgery and the recovery period, Mr. Sears encouraged her to rest as much as possible.

Ratifications

Mr. Adams stated that the Board needed to ratify four motions that were passed electronically. The first was on April 24th the Board members passed a motion to approve a one-time extension of winter construction rules to May 15, 2023. Eight votes were in favor of the extension.

MOTION: John Adams moved to ratify the previously approved electronic motion for a one-time extension of the winter construction rules to May 15, 2023. George Sears seconded the motion.

VOTE: The motion passed unanimously.

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Mr. Adams stated that on April 24, 2023, the Board members passed a motion to approve a contract for services with the Water Shed Research and *Training* Center that would provide the HOA with a \$2,700 grant for new evacuation route signs. The Board voted electronically and passed the motion with eight votes in favor.

MOTION: John Adams moved to ratify the previously approved electronic motion to approve a contract for services with the Water Shed Research and *Training* Center. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Mr. Adams stated that on May 6, 2023, the Board members passed a motion to approve the purchase and placement of two warning signs on Tollgate Canyon Road. The motion passed with seven votes in favor. No one opposed and no one abstained.

MOTION: John Adams moved to ratify the previously approved electronic motion to purchase and place two warning signs on Tollgate Canyon Road. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Mr. Adams showed what the signs look like. They are *bright* yellow. The signs are 18" x 24". They had the option of a 24" x 30" sign and they chose the smaller size. Mr. Adams asked if everyone was comfortable placing the signs into a wooden frame that he was showing, which is a cedar 2'x4'. Mr. Sears did not think the Board needed to vote on the frame. Mr. Adams thought the frame looked more like the mountain vernacular. Mr. Sears was comfortable with whatever will draw attention to the sign so everyone will see it.

Mr. Adams stated that on May 6, 2023, the Board members passed a motion to approve a one-time extension of the winter construction rules to June 1, 2023. The electronic vote passed with seven votes in favor. No one opposed and no one abstained.

MOTION: John Adams moved to ratify the previously approved electronic vote for a one-time extension of the winter construction rules to June 1, 2023. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Approval of Minutes

Chris Moore had provided her corrections to Carol before the meeting.

John Adams referred to page 6, referencing PI-D-21, the first sentence, and changed the spelling of Mike Linnen to the correct spelling of **Lennon**.

MOTION: George Sears moved to approve the Minutes of April 18, 2023, as corrected. John Adams seconded the motion.

VOTE: The motion passed unanimously.

Rules and Regulations

Mr. Sears had sent everyone the last version of the Rules and Regulations with all of the adjustments that were recommended by the Board. He asked the Board members to review the updated version. He had already received feedback from two Board members. Mr. Sears noted that this review will be the last opportunity to provide feedback and make further adjustments. The next step will be to present it to the owners for their input. John Adams will move forward to set it up for the owners in the same format as last year. Mr. Sears emphasized the importance of moving forward with the Rules and Regulations as they move into summer and next year.

Open Public Forum

Michelle Suitor asked if they anticipated postponing construction truck access again because there was already a very short window for owners to build. Plans have been changed multiple times and some property has been damaged because of the winter and this needs to be resolved. Mr. Sears stated that the challenge is that not all the roads are open. Another issue is that people have been coming up during very challenging times on the main roads. Mr. Sears clarified that they were putting the rules in place for the larger trucks.

Jody stated that it all depended on the weather. If it keeps raining and the roads remain wet, they will be torn up by the heavy trucks. Mr. Adams asked if they were at a point where it was safe to allow box trucks on the roads. Jody pointed to Bobcat Springs and how everything is floating on the roads. He is having a difficult time with the grader because of the excessive rain. Jody thought people could bring some things up with trailers. He emphasized that heavy trucks are the issue, and they should not be allowed on the roads until the roads are dry.

Andrew Pagel thought anything larger than a box truck should not be allowed to come up.

Mr. Adams asked Jody if it was possible to set an east-west boundary. For example, everything from the base of Tollgate Canyon Road up to Alexander or Elk. He asked if they could go that high up without damaging the roads. Jody replied that everything is still very soft, and he was not comfortable allowing any heavy equipment on the roads.

Taissa Folden understood that the reason for extending the time to June 1st was to give a time frame of when they think the roads might begin to dry out. Mr. Sears remarked that the modified Rules have already been published. If people want to request an exception, they can contact a Board member and explain their reason. A unique circumstance can be considered if it is justifiable. Mr. Pagel asked how they could inform

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all the owners. Mr. Sears stated that the Rules have been published. He does not intend to publish anything further but if they receive a call, he was willing to address it. Mr. Sears pointed out that June 1st was only two weeks away.

Andrea stated that considering the condition of Tollgate Canyon Road, even two regular size vehicles passing is sketchy because the road is soft. She suggested making the road one way in and one way out. It could be a one-way loop until the road can be reinforced. Tollgate Canyon Road would be either up or down and Forest Meadow would be either up or down. The Board thought it was a good idea, but they were unsure how it could be enforced or managed.

Mr. Pagel asked about the possibility of having construction trucks drive on OilWell. Mr. Adams was opposed because the road base is not made for those types of trucks. He also believed that construction vehicles are not allowed on OilWell.

Michelle Suitor understood the need for a lot of road maintenance this year, and she asked if the Board was in the process of putting together an RFP to get competitive bids and quotes. Mr. Pagel replied that they first need to understand the scope of the RFP. The conditions are still changing and will continue to change over the next few weeks due to washout. He thought it would be at least June 1st before they could assess the work for an RFP. Mr. Pagel noted that they have excess in the budget for roads to get started. Mr. Adams asked what material is needed to shore up the side of Tollgate Canyon. Jody replied that it will be gravel.

Mr. Pagel thought Ms. Suitor made a good point. He will contact the company they use for the slurry seal and send them photos to see when they can do the repairs.

Alex echoed Jody's comments about the upper roads being very muddy. He emphasized the concern over how saturated the ground is under the paved section of Tollgate Canyon Road. He understands that people want to build, but the damage that can be done by large vehicles hauling equipment would outweigh someone getting a jump-start on their build. Alex thought it should be very clear to everyone that the roads would be very degraded if they allowed heavy trucks to use them too soon.

Alex understood that the homeowners are responsible for maintaining the culvert in front of their driveway and making sure that it does not overflow onto the road. He believed some of the damage done to the road is due to a lack of maintenance on the part of some homeowners. Mr. Adams stated that some of the SS lots on Forest Meadow Road did a poor job of installing culverts or have no culverts. He asked if the HOA has any recourse. Mr. Sears replied that the HOA can ask the owners to take care of the culvert or make a contribution, but there is no way to hold them accountable like they do for members inside the Ranch. Mr. Sears explained that for people outside the Ranch, they send a letter encouraging contributions from everyone who uses the road. Some contribute and others do not. He noted that the LDS Church contributes a considerable amount every year. He suggested that if they want to bring in more contributions, they might need to talk with people individually.

Robert Rosing stated that there is a difference between not maintaining and not contributing, and actively damaging. If someone is causing obvious damage to the road because they are failing to maintain a culvert, it is a different situation from what Mr. Sears described in terms of contributions. Mr. Rosing remarked that the question is not whether someone contributes to the HOA. The question is whether they do damage to something they do not own. Mr. Sears thought Mr. Rosing's point was worth a future discussion.

Mr. Pagel suggested contacting the Summit County Engineer because they set the parameters for whether a swale or a culvert needs to be installed on a build. The Engineering Department also does the actual inspection.

Mr. Sears stated that in 2014-2015 when Summit County put in the big culvert below, he recalled that Pine Meadow purchased the culvert and the County gave the HOA a grant, which they used to repair some of the pavement that was damaged at that time. Mr. Sears stated that the Water Company paid for the rock. He believed that was another option because Summit County has a vested interest in making sure they have access to Pine Meadow in an emergency.

Michael agreed that there is a lot of fear associated with driving up and down the road and seeing what could be coming after June 1st and the potential damage. He wanted to know how they police it between now and June 1st. Secondly, he has a problem at the low spot of Valley Vista, but he does not want to correct it without permission; however, he assumed Jody was quite busy. Mr. Sears stated that Jody needs to be the point person relative to what needs to happen and when. If someone has issues or believes they can help with something, they should contact Jody.

Mr. Adams stated that Steven asked a question online regarding the requirement to have a culvert. Mr. Sears understood that Summit County requires culverts, so water does not run down onto the main roads. Mr. Adams asked if they could ask Summit County to look at the lots where the owners refuse to do anything about culverts. He would typically not take that route, but if it creates extensive damage and they cannot convince the owners otherwise, it might be a last-resort approach.

Committee Reports

Fire Committee

Peggy Simeone announced that June 3rd is Fire Safety Day. She asked if the Board thought it was a doable date and whether it was feasible for Jody to be able to clear the winter lot of large equipment. Jody stated that the lot was already cleared, and he was letting it dry out. Mr. Sears thought they would be pressing it to be ready for June 3rd. Ms. Simeone stated that plans could be changed to a later date. The Committee had not purchased anything because they were waiting for the meeting this evening to hear whether the Board thought it should be postponed. She recognized a lot was going on with roads, etc., and they understood that those items take precedence.

The Board agreed to postpone the Fire Safety Day to either June 10th or June 24th. Mr. Sears thought the Fire

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Committee should decide which day.

Ms. Simeone stated that the Good Samaritan was dealing with volunteers and trying to get everyone on the same page. It has been challenging for Adam to get everyone trained, and he was still working on it.

Ms. Simeone reported that the CWPP should be finished this week. They were just waiting for Travis Wright to provide some information.

Ms. Simeone had the burn pile quotes from Alpine Forestry. She asked if she should send the quotes to the Executive Committee or the entire Board. Mr. Sears replied that she should send it to all the Board members because the full Board will need to vote on it. Ms. Simeone requested a discussion at the next meeting.

Ms. Simeone reported that they received final approval for the \$240,000 FEMA Grant with matching funds for \$80,000, giving them \$320,000 to spend over the next three years. Since the Board needs to approve it, she was working with Jessica Kirby to obtain a copy of the contract. Ms. Simeone noted that the RFP process needs to occur.

Ms. Simeone noticed that the helicopter landing was on the agenda this evening. She stated that in their last meeting with Chief Neilson, he said the HOA could plan for it, but it will be situational. A helicopter will land wherever it can land or needs to land safely. Ms. Simeone thought they needed to keep that in mind before they put in a lot of effort to determine a helicopter landing.

Mr. Adams recalled that Lori McBride was going to work with some of the pilots. Ms. McBride agreed with the comments that helicopters will land where they feel it is safest. They will look for designations and make a loop and land where they are comfortable. Ms. McBride stated that she still needs to get the specs of what they are looking for as a determined spot, as well as other alternatives. She wanted to know the best contact person. Ms. Simeone offered to work with Ms. McBride. Ms. McBride stated that she would work with Peggy Simeone and Adam on some discretionary looks. She also intends to use John Pettijohn to see if he has any input from both Air Med Flight agencies.

Mr. Adams asked if Chief Neilson's comments change how they look at choosing a landing spot. Ms. McBride stated that it would make sense to have some designations and clearances that meet minimum landing zone requirements. She thought it was wise to have designated landing spots, understanding that the helicopter pilots will do what they need to do. Mr. Sears thought the benefit would be for the owners to know that the HOA has a plan and there is a designated landing location. Ms. McBride stated that it also indicates to the emergency response teams that they were making an effort and doing their best to designate a safe landing location.

Mr. Pagel referred to the \$80,000 matching for the Grant. He asked if that included money they already paid or whether the HOA needed to come up with \$80,000. Ms. Simeone understood that they needed to come up with \$80,000 either through in-kind hours or cash. She pointed out that the \$80,000 is over 3 years. Mr. Pagel asked if year by year the amount they put in determines how much grant money they get for that

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year. Ms. Simeone was unsure because she had not seen that part of the contract. Mr. Pagel noted that funds were allocated for that match, and they were prepared. He asked Ms. Simeone to let him know once she sees the details of the contract.

Ms. Simeone stated that they get approximately \$56,000 for in-kind hours every year and she hoped that would continue. They need to make sure all the residents turn in their in-kind paperwork. Mr. Sears was convinced that not everyone submits their in-kind hours and he thought that should be emphasized.

Architectural Review Committee

FM-B-18

Mr. Adams reviewed plans for a new home on FM-B-18, 2523 Forest Circle. The owner, Christy Johnson, was proposing a 1,738-square-foot home addition. Ms. Johnson currently has a 385-square-foot cabin on one acre.

The ARC reviewed the proposal and found no issues. There was a question about whether the existing cabin would be used as an accessory dwelling unit; however, there is no plan to do that. Mr. Adams stated that the breezeway that connects the home to the cabin is a full connection.

Mr. Adams pointed out that Carol had not yet sent an invoice to the property owner due to her recent surgery. If the Board chooses to approve the plans this evening, the approval should be conditional on receipt of the impact fee.

MOTION: John Adams moved to approve the Lot Improvement Plan and architectural drawings for FM-B-18, 2523 Forest Circle, for a 1,738-square-foot addition, conditional upon receiving the impact fee. George Sears seconded the motion.

VOTE: The motion passed unanimously

PI-C-68

John Adams reviewed plans for PI-C-68, 1332 West Arapaho Drive. The owner, Mark Koelliker, was proposing a 448-square-foot attached garage, plus an open deck. The owner plans to use the same materials and the same colors. However, he may end up using some Hardie Plank. The proposal from the standpoint of materials and appearance is in line with the Guidelines.

Mr. Adams stated that in looking at the site plan, a small corner of the septic tank at the edge of the house encroaches on the neighbor's lot. The ARC asked Mr. Adams to find out if there is a written agreement between the owner and his neighbor. He spoke with Mark today, and while there was not a written agreement, he found out that Mark already had a *County* permit. It is a low-impact permit. With the permit already in place, Mr. Adams thought the HOA could approve the plans. Mr. Sears stated that if Summit

County issued a permit the County is accountable, and the HOA does not need to be concerned with it.

Mr. Adams believed the impact fee was paid but he did not have a copy of the receipt.

MOTION: John Adams moved to approve the Lot Improvement Plan for PI-C-68, 1332 West Arapahoe Drive for a 448 square-foot garage and an open deck per the architectural drawings submitted, subject to verifying that the impact fee has been paid. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Equipment Planning

Mr. Sears noted that the Board talked about equipment planning last month and people volunteered to work on it. He asked if the volunteers had the opportunity to meet. Mr. Adams replied that they had not yet met. Mr. Sears stated that the equipment is still a to-do item and there were plans to do it. Mr. Adams remarked that as soon as he has time available, he would move forward on it.

Mr. Adams reported that he received information from Summit County that needs to be considered. He also received information from Chief Nielson. He will schedule a meeting to look at what criteria the HOA should focus on if they move forward and designate Forest Meadow as a primary artery. Mr. Sears stated that they also need to take the information from 1999, which gave Pine Meadow authority for Tollgate and any other main arteries.

Mr. Adams remarked that years ago Summit County was approached by the community with the concept of asking the County to take some type of ownership in Tollgate Canyon Road and Forest Meadow Road. Mr. Sears stated that the HOA received the Deed of Easement. Mr. Adams stated that in talking with John Angel he asked if Summit County would ever get involved and take an active role in Tollgate Canyon Road. Mr. Angel told him that the HOA would need to petition Summit County and the County would think about it. Mr. Angel said that the way the Pine Meadow community is currently structured, the HOA would still need to pay but Summit County *may help with* the work. Mr. Adams asked if that was an avenue the Board was interested in pursuing. Mr. Sears thought all avenues should be pursued. He emphasized that they need to begin looking 10-15 years in the future.

Mr. Sears explained that Pine Meadow was a Special Service District at one time and Summit County maintained the roads and paid for the maintenance. Each property owner was taxed by Summit County and people paid their fees when they paid their taxes. When the Special Service District was dissolved, the HOA and the Water Company were split into separate entities and the HOA ended up maintaining the roads. He pointed out that Summit County gave Pine Meadow the Deed of Easement, otherwise, they would not have any authority on the main access points. Mr. Sears stated that if there is an option for Summit County to maintain the roads, it should be explored.

Mr. Adams asked if that route would require signatures from every private property owner along Tollgate

Canyon Road. Mr. Sears replied that they would need them for Tollgate Canyon Road and Forest Meadow Road. Even though they have a Deed of Easement on those roads the HOA would need to work with those owners. Currently, they ask for voluntary road contributions.

Mr. Pagel questioned whether government maintenance is less efficient than private maintenance of the roads. Mr. Sears explained that Summit County did not maintain every road within the Special Service District. The County only took responsibility for the main arteries. Mr. Sears clarified that anything they do would need to be adequately explored because it is not a simple decision. Mr. Pagel wanted to know the parameters and what jurisdiction the HOA would have over the roads if the roads are maintained by Summit County. For example, if there are major potholes that are not fixed, would the HOA have the ability to fix those potholes or would it be controlled by the County? He pointed out how Mr. Adams was able to make an executive decision last night to call an excavator to trench along the side of the road in an emergency.

Mr. Sears stated that the intent was to provide access to the HOA Pine Meadow Ranch entity, which is why Tollgate and Forest Meadow became primary access points, which is why they were designated as they are. The language specifically states Tollgate Canyon Road and any other primary access roads. Maintaining all the other roads automatically came to them as part of the HOA subdivision.

Mr. Pagel believed Summit County already had definitions regarding primary arteries and primary roads. Mr. Adams stated that the Engineering Department had provided those definitions. Mr. Pagel thought it was important to review those definitions and the expected maintenance before deciding on re-designating Forest Meadow Road. Mr. Adams stated that the fire piece was also a factor because Summit County is more assertive in terms of what they want to see before bringing up certain equipment. Summit County is faced with challenges, and he believes they will push Pine Meadow to make the arteries safer and more passable. Mr. Adams stated that he spoke with a homeowner who had to work with the Fire Department today because they said his driveway needed to have an all-season surface. Mr. Pagel questioned what that even meant. Mr. Sears stated that they needed to do more due diligence on the issue and delve into the Code to understand how the Fire Department can justify that requirement.

Ms. Folden thought Mr. Pagel made a good point. While the Special Services District sounded intriguing and it is great to have help from the County, decisions would be made slower. If they intend to discuss new equipment, she thought that issue would be a good prerequisite.

Community Broadband Plan Survey

Mr. Adams stated that he had a chance to speak with Ron Boyer, the IT Director at Summit County, and they had 80 responses between Tollgate and Kamas over the past two weeks. Mr. Boyer would not say where most of the responses came from; however, when he started listing roads, most of them were Tollgate Canyon roads. Mr. Adams thanked everyone who participated in the survey. He encouraged those who have not gone to the HOA website, to please find the link that goes into the survey. There are three questions; whether they have internet service, how fast is their service, and the provider they use. There is also a section to correct the provider information.

Community Improvements

Mr. Sears stated that they cannot move forward on the playground community improvement project until the snow melts. He noted that Michelle Sutor is the point person on the project.

Michelle Sutor stated that she drove by the property a week ago and there was still a lot of snow, but the structure is upright. Mr. Sears asked Ms. Sutor to give them a heads-up when they reach the point of moving to the next phase.

Mr. Adams asked if Ms. Sutor would reach out to Kristy James about the other playground set. He thought Nate and Kristy James had ideas on where to locate that playground set and he would follow up with them. Mr. Sears agreed that it was important to understand their expectations.

Area Rep Reports

Area 1 - Dwaine Anderson received complaints about bad roads. Everyone is anxious to have the roads repaired as soon as it is possible.

Area 2 - Marty Hansen had nothing to report.

Area 4 – Katie Winters had nothing to report from owners in Area 4. However, she wanted to know if they interact much with Google Maps. She understood they cannot do a street view because the roads are private, but she asked if they could do some type of notification indicating that the road is closed. She works near the airport and every morning she uses Google Maps so she knows to detour if there are any incidents or backed-up traffic. Ms. Winters thought it might be helpful for anyone living or visiting the Mountain if they could list the roads as closed or hazardous.

Mr. Adams stated that Scott Smith, a Pine Meadow resident, asked if the Board had ever discussed replicating something like the UDOT cameras up and down Tollgate Canyon Road so people can go online and look at the road conditions before heading towards the Mountain. Mr. Adams was unsure about the cost and whether it would be feasible, but he thought it was an option to look into. Mr. Sears would add it to the list of items to discuss and explore.

Area 5 - Shaun Baker had nothing to report.

Area 6 - John Kleba had nothing to report.

Area 7 - Taissa Folden had nothing to report.

Mr. Adams thanked everyone for their patience. He also thanked the people who stop by and pitch in when something needs to be done. When they had the sandbag effort some people showed up before he did. Mr. Adams stated that when the chips are down, the community does step up when they are asked. Mr. Sears stated that everyone appreciates all that Mr. Adams has done and continues to do for the community.

Michael stated that he lives on the Mountain, but he has never been contacted to help. He has expressed

willingness to sit on a committee, but no one has ever reached out. He has Textedly but he is not on Facebook. Mr. Adams stated that the only option to reach him is through email. Mr. Sears remarked that he has been exploring options for communicating with the community that does not always require email or Facebook. Michael emphasized that he wants to help but he does not want to join Facebook or Instagram.

Open Public Forum

Donna appreciated the last comment about communications. She signed up with the County to volunteer for flood mitigation, but she had not received any alerts or notifications requesting help. She is not on Facebook, therefore, she does not get updates or requests for help. She believes a lot of people are willing to help but they have no idea where they are needed or when.

Michelle Suitor asked George to ask Carol to email all the homeowners about the two different Textedly groups and how to sign up for them. When she left the Board there were only 197 users. Mr. Sears would talk to Carol. The concern is that they do not have names associated with all the phone numbers.

Donna understood that her next comment was a low priority concerning everything else going on. However, when they talk about a helipad and identifying locations on the Mountain, she could not understand why they were not addressing the lot that the North Summit Fire Department owns in Tollgate and why they were not utilizing that lot. Mr. Adams explained that the Fire Department has three acres, and they also use the fire building next to the water building and they want to continue to upgrade equipment and bring it in. If the HOA takes ownership of that shed, the Fire department will need to build something else. Mr. Adams stated that the Fire Department was waiting to see how other issues work out and the HOA was trying to navigate around the Fire Department. Both entities agree that it is an awkward position. The HOA revisits the issue with the Fire Department often in hopes of eventually coming to some resolution.

Donna appreciated that it was on their radar, and she understood it was a difficult situation. Where they shifted from to where they are now with the Fire Department are worlds apart. She hoped they would not be giving away three acres and that the property could be utilized for something in the community or as an HOA asset.

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

The meeting of the Pine Meadow Owners Association Board adjourned at 8:15 p.m.
