

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
RANCH MANAGER'S OFFICE
JUNE 18, 2019

In Attendance: Tom LeCheminant, Vice President; Jann LeVitre, Secretary; Stephanie Coleman (Area 1); Joe Pagel (Area 3); Nicole Irving (Area 4); George Sears (Area 7). Bruce Hutchinson (Area 5) participated via teleconference. Ted Bonnitt (Area 6) and Pamela Middleton joined the meeting later via teleconference.

Ex Officio: Jody Robinson, Ranch Manager

Excused: Andrew Pagel, Treasurer; Jeremy Jespersen (Area 2)

Guests: Leo Moshier, Lot PI-D-75; Michael Ochtabec Lot PI-B-24; Mark and Tracy Bowers, Lot PI-C-65

Jann LeVitre called the meeting to order.

Approval of Minutes

May 21, 2019

Jann LeVitre referred to page 4 of the Minutes and the discussion with Alan Powell regarding burn requests and fire pit approvals. She read, "Mr. Powell stated that the Area Reps could be present for his approval and inspection and he would inform the Board that it was inspected and approved. The Area Reps could then do the final approval". She was under the impression that Mr. Powell approves the fire pits, but the Area Rep approves the burn requests.

Mr. LeCheminant stated that the Area Reps could approve the burn request after the owner contacts Summit County and submits all the County required forms. A new requirement requires the owners to also fill out an EPA form. Ms. LeVitre agreed with Mr. LeCheminant, which is why she thought the Minutes were incorrect in stating that the Area Rep could be present for Mr. Powell's approval and inspection. She believed that statement only referred to Mr. Powell's inspection and approval of the fire pits; and not the burn request.

Ms. LeVitre corrected the Minutes to state, "Alan Powell will approve the fire pits, but Area Reps can approve the burn request as long as it meets all the requirements. They could get confirmation from Mr. Powell on whether the change was accurate.

It was noted that in the Minutes Ms. Middleton suggested that the Area Reps copy Alan Powell on the burn requests. She did not say that Mr. Powell needed to be there for the approval. Ms. LeVitre agreed and believed the correction was accurate.

Ms. LeVitre referred to the bottom of Page 4 and stated that the Minutes reflect that she had said she was the only person on the fire committee. Ms. LeVitre stated that she was trying to find out who was still committed to being on the fire committee; and she did not believe that she had said she was the only person on the committee. She corrected the Minutes to accurately say that “she was trying to find out who wanted to be on the fire committee”.

Ms. LeVitre referred to page 15 and the references to DG corner, which was incorrect. She changed DG to correctly read BG; which is also known as Dead Man’s Corner.

MOTION: Jann LeVitre moved to Approve the Minutes of May 21, 2019, as corrected. Nicole Irving seconded the motion.

VOTE: The motion passed. Joe Pagel and George Sears abstained. Ted Bonnitt and Pamela Middleton were not present for the vote.

Fire Issues – Condemnation, Grasses, HOA Burn Form, Area Rep Responsibilities

Nicole Irving noted that Alan Powell and Robert Rosing had sent a follow-up email to the Board regarding the issues discussed at the last meeting.

Fire Station

Mr. Powell had emailed that the condemnation for the fire station property had not actually gone through. He was working with the Summit County Attorney to try to get it pushed through.

Fire Pits

Mr. Powell had made several suggestions in his email. He asked if he could be the one to sign off on the Fire Pits or whether an Area Rep or another Board member needed to be present. Currently, Mr. Powell gives preliminary approval on the fire pit and then passes it off to the Area Rep.

Stephanie Coleman thought Mr. Powell should be able to sign off on the fire pits since he has been approved by Summit County for fire safety. Stephanie Coleman stated that Mr. Powell is concerned about liability if he has full approval. He also questioned whether he is in a position to have that responsibility. Ms. Irving thought that liability would be a question for Mr. Rosing. She assumed Mr. Powell would be covered if he

was acting on behalf of the Board.

Mr. LeVitre offered to follow up with Mr. Rosing and possibly vote by email if he thinks Mr. Powell could have the full responsibility without liability concerns.

Burn Form

In his memo, Mr. Powell stated that the 4" snow requirement in the winter burn policy was not practical. In his opinion, rain or snow within the previous 12 hours or currently raining would be more than enough protection. Mr. Powell suggested changing the winter burn policy.

Ms. LeVitre asked if the Board wanted to adjust the winter burn policy to allow a burn if it has been raining or snowing in the last 12 hours. Ms. Irving believed that matched Summit County requirements. Mr. Pagel noted that Mr. Powell had suggested conforming with the County's requirements.

MOTION: Jann LeVitre moved to update the winter burn policy to more accurately reflect Summit County requirements; and to ask Alan Powell to help with the revised language. Stephanie Coleman seconded the motion.

VOTE: The motion passed unanimously.

Ms. LeVitre noted that Mr. Powell was also interested in preventing egregious errors on the side of fire safety. He and the Board preferred to fine without first giving a warning; however, Mr. Rosing had advised at the last meeting that the Board needed to issue a warning for the first offense. Ms. LeVitre suggested that the Board follow-up with Mr. Rosing to see if there is a loophole or some way to eliminate issuing only a warning first.

Ms. Irving recalled that Mr. Powell had mentioned a scale based on the severity of the violation. Ms. LeVitre understood that he gave the example of a warning for someone burning in an unapproved fire pit that still met the fire safety specifications; as opposed to someone who was burning without meeting the requirements, including weather conditions.

Mr. Hutchinson suggested the possibility that if they make sure that all the owners understand the rules in advance, that could serve as the first warning. However, he thought they needed to ask Mr. Rosing if that could be considered a warning. Ms. Irving suggested including the burn policy in the CC&Rs since it is the only legally binding document between the owners and the HOA. Mr. Hutchinson thought Ms. LeVitre should ask Mr. Rosing if the CC&Rs could serve as the first warning if the

information is included in the CC&Rs.

Ms. LeVitre would follow up with Mr. Rosing, to see if there is a way to bypass the warning process or if they must do a warning first.

Fire Fine Document

In his email Mr. Powell noted that the fire fine document still needed to be updated. Ms. LeVitre recalled that Ms. Middleton and Mr. Rosing were going to review the document and coordinate it with the Fine/Fee Schedule.

Ms. Coleman thought they could make that information available at the Fire Awareness Event. Ms. LeVitre clarified that the issue is that the fire fines are more stringent than the other fines. The Rules and Regulation and Fire Safety documents conflicted with each other. The documents need to be updated so the fines match.

Ted Bonnitt joined the meeting.

CC&R Update

Mr. Bonnitt reported that since the last meeting Carol had collected all the comments and compiled them into a last draft version. Additional questionnaires and comments were sent to the committee and those comments were also being incorporated. Mr. Bonnitt noted that the comments in the draft were disorganized and he had asked Carol to segregate all the comments by Article to make it easy to see an overview of all the comments related to a specific article and clause. Mr. Bonnitt thought that it would be a helpful reference in moving forward with the next draft.

Mr. Bonnitt stated that he would be on the Ranch at the end of the week and he would immediately schedule a committee meeting to start on the next draft. The purpose of the next draft would be to incorporate all the comments in writing and comments received at the public meetings and narrow the initial draft to a much more readable draft that is getting closer to a vote. That draft will reflect what people have expressed they want, and it will be presented to the membership. Mr. Bonnitt noted that what the membership sees will be more focused and simplified. People will be allowed to submit final comments on that draft and next step would be to call for a vote.

Mr. Bonnitt stated that the work of collecting all the comments and starting the new draft will start in earnest when he is on the Ranch next week.

Ms. LeVitre is asked if there was concern among the committee in terms of Mr. Rosing's opinion that they could replace the CC&Rs, and the previous HOA attorney

saying there were different versions and each one needed to be voted on separately. Mr. Rosing had responded by saying he was comfortable disagreeing with the other attorney. Ms. LeVitre asked if Mr. Bonnitt and the committee thought they should get a third opinion, or whether the committee felt that Mr. Rosing's argument was firmly backed up.

Mr. Bonnitt stated that he had confidence in Mr. Rosing and with his opinion. He and Mr. Rosing had discussed it and Mr. Rosing made it clear that separate votes are not required. Mr. Bonnitt remarked that the entire episode with the former HOA lawyer providing an opinion on a process with a former client, under the auspices of the Water Company, should have been limited to the Water Company's concerns on the issue related to water. He believed everything else was unethical and inappropriate; as well as inaccurate.

Ms. LeVitre stated that her point was whether they felt confident that the information provided by the former attorney was inaccurate. Mr. Bonnitt replied that he would definitely do some due diligence to make sure, but Mr. Rosing has been very clear that the process is legal and appropriate for a number of reasons. Mr. Bonnitt pointed out that this is Mr. Rosing's expertise and he has done a number of CC&R rewrites. He had confidence in Mr. Rosing's legal opinion, but he would still verify it.

Mr. Pagel asked Mr. Bonnitt if he had answers to the questions he had asked in an email. Mr. Bonnitt replied that he had replied to Mr. Pagel's email earlier that day. Mr. Pagel wanted to know when the committee could expect to see the revised edition. Mr. Bonnitt reiterated that he will call the committee meeting and have all the data collection from the membership in an easy to review format. From that point they will make decisions as a committee on which way to go to maximize positive votes. He hoped the committee would be able to meet early next week.

Mr. Pagel stated that once the committee feels the draft is acceptable, he wanted to know when they could expect to send it to the membership. Mr. Bonnitt stated that once the committee needs to determine what to do with the draft in terms of feedback, he will format it and send it to Mr. Rosing to review the draft. Depending on Mr. Rosing's schedule, he hoped it would not take more than a week or two. It would then come back to the committee for review and to make sure the draft is correct. The committee will make necessary tweaks and then send it to the membership. Mr. Pagel asked if the membership would have it by mid-July. Mr. Bonnitt stated that mid-July was his plan, but he could not guarantee that the timing was practical.

Ms. Irving asked if there is a plan to make public the list of comments and what was actually discussed and changed. Mr. Bonnitt thought they would distribute a report like

they did after the community meeting last summer. Ms. Irving suggested posting the comments on the website and indicate that no changes have been made thus far. Ms. LeVitre agreed. Even if the comments are in a rough form it would be good for the membership to have access. Mr. Bonnitt thought they should be able to post the rough comments but leave off names and personal information. He favored the idea because it would keep the membership engaged. Once all the comments are collected and compiled in order, he would put them on the website.

New Construction and Additions

Lot PI-I-15 – River Birch Road

Mr. LeCheminant presented plans for an A-frame cabin on Lot PI-I-15. Mr. Pagel had looked at the plans earlier that day and he really liked the size, the floor plan and the proposed colors. However, he questioned the black roof. He was told that a black roof is allowed.

Mr. Pagel noted that the site survey showed the location of the transformer, but it did not identify the power path and how it is attached to the side of the building. The cabin size was 1033 square feet.

Mr. LeCheminant would ask the owner to provide color samples. The exterior material would be hardie board.

MOTION: Tom LeCheminant moved to Approve the 1033 square foot cabin plans with a black roof as presented for PI-I-15 on River Birch for Weston Cooley and Andrea Springer. Joe Pagel seconded the motion.

VOTE: The motion passed unanimously.

FM-D-156 – West Forest Meadow Road

Tom LeCheminant noted that the Board had approved these plans last year. However, the owner was not able to start construction and requested a refund for his impact fee. He is ready to build this year. The plans had not changed, and it was only a matter of redoing the paperwork and signing the Lot Improvement Plan.

The owner was requesting to build a Yellowstone log home and had resubmitted the same plans. Ms. LeVitre asked if the Architectural Committee had verified whether the

plans from last year still met the requirements of the updated Architectural Guidelines.

The log home was 1500 square feet. The cabin is natural log siding with a brown roof. Mr. Pagel liked the log cabin and he believed it met the requirement for mountain vernacular.

MOTION: Mr. LeCheminant moved to Re-approve the plans for a 1500 square foot, brown roof Yellowstone log home at FM-D-146 for Jimmy Haan on 917 West Forest Meadow Road. Jann LeVitre seconded the motion.

VOTE: The motion passed unanimously.

Lot PI-E-30

The Board discussed the color of this large home at the last meeting and whether the teal jewel color was appropriate. Ms. LeVitre recalled that the Board had asked Carol to send a letter to the owners. Mr. LeCheminant was unsure whether Carol had sent the letter. Ms. Coleman thought it was evident that the color was not a primer. Mr. LeCheminant would follow up with Carol to make sure the letter was sent.

Mr. Pagel asked whether anyone had determined what color was actually proposed when the plans were approved. Ms. LeVitre stated that it only said "earth tones" for the color. Mr. LeCheminant remarked that at the time the owners had not chosen a specific color but said it would be earth tones. The Board agreed that blue-green was not an earth tone color. Ms. LeVitre noted that the Board recently added the requirement to submit color samples to the Construction Agreement.

Shed as Living Space – PI-E-1

This property was above Bobcat Springs. Mr. Hutchinson stated that the structure appears to be a tiny house just west of Bobcat Springs. Someone has been living in it all winter, which implies that it is a living space. Mr. Hutchinson recalled that the owners came to the Board requesting to build a storage shed and indicated that they would eventually build a cabin. The cabin was never built, and the owners are living in what was approved as a storage shed.

Mr. Hutchinson recommended that Carol send a letter to the owners. He thought Jody could provide Carol with additional information because he sees it every day.

Someone asked if it was a tiny house or a shed. Mr. Pagel replied that technically it is not a tiny house because it does not have a toilet; and he did not believe it has running water. The structure has power because he can see the power lines coming out of the

building. Mr. Sears asked if Summit County had authorized the shed as habitable. Mr. Pagel stated that if the owners were not issued a Certificate of Occupancy permit, they are not allowed to live there.

Mr. Hutchinson stated that the owner had submitted building plans to Summit County to build his house. Ms. LeVitre noted that the immediate concern is that the owner is living in the shed now. That is a separate issue from building the house.

Mr. Hutchinson remarked that if the owner has submitted plans to Summit County, that would indicate that the Board had already approved the building plans. He could not remember seeing building plans for that lot. Mr. LeCheminant thought the Board had approved the building plans two years ago. Ms. LeVitre thought the owner should be required to resubmit the plans to the Board based on the length of time.

Mr. Pagel stated that if the owner was issued an occupancy permit, that would be on file with Summit County. If he does not have an occupancy permit, the Board should authorize Carol to send a letter. Ms. LeVitre noted that it was against the HOA rules to live there because it does not meet the minimum requirement of 400 square feet to be living space.

Mr. Hutchinson believed the structure was on Lot 1 in Area 3. Mr. Bonnitt thought the owner was Barry Eisen.

MOTION: Jann LeVitre moved to authorize Carol to send a warning non-compliance letter to Barry Eisen, Lot PI-E-1, to inform him that he cannot live in the shed because it does not meet the minimum requirement of 400 square feet to be a living space under HOA rules and standards. Joe Pagel seconded the motion.

VOTE: The motion passed unanimously.

DMS4 – Deer Meadows

Mr. LeCheminant noted that they were waiting for the owner to submit plans. The owner had contacted Carol. She had been out of the Country most of the winter and was now back. Mr. LeCheminant anticipated seeing plans fairly soon. He noted that Summit County had issued a Stop Work Order on the property last Fall.

Abandoned Buildings/Trailers

PI-E-59

Mr. LeCheminant commented on the pop-up trailer on Lot PI-E-59 that was on a platform all winter. The Board asked the owner to remove the trailer and it was moved to the upper parking lot.

PI-63

The Board had sent a letter to the property owner of Lot PI-63. Mr. LeCheminant noted that the owner had sent a letter to the HOA requesting an extension through the June 15th deadline to remove the unsafe deck. Mr. LeCheminant pointed out that besides the deck the building had been boarded up for years. Ms. LeVitre remarked that the owner was only asking for a one-month extension and she did not think that was unreasonable.

MOTION: Tom LeCheminant moved to grant a one-month deadline extension to remove the unsafe deck on PI-63. Nicole Irving seconded the motion.

VOTE: The motion passed unanimously.

PI-E-12

Mr. LeCheminant noted that the deck is caved in. Carol had sent the owners a letter but they had not responded. The property is under a family trust and Mr. LeCheminant assumed the owner had passed away. Ms. LeVitre asked if Mr. Rosing needed to follow up. Mr. LeCheminant thought they should give someone involved with the Trust more time to respond. Carol had only sent the letter last week.

Winter Parking Lot

Mr. LeCheminant noted that in the past the Board sent a letter every year reminding people to remove their vehicles and other items from the winter parking lot. He commented on the number of vehicles that appear to be abandoned.

Mr. LeCheminant suggested that the Board ask Carol to send a postcard to all the membership reminding people that it is time to remove items from the parking lot. Mr. Hutchinson commented on the expense to send a card to everyone when only a few abuse the issue. Mr. Pagel suggested asking Mr. Rosing whether the Board has any recourse if people are notified and vehicles are still left there after a certain amount of time. Mr. LeCheminant thought the Board could send the notice and tow any vehicles

that are left after a specified deadline.

Ms. Coleman wanted to know why the Board does not contact the people who have vehicles in the lot rather than send a notice to everyone. Mr. LeCheminant replied that there are more than just a few vehicles and snowmobiles. Ms. LeVitre thought the Board needed to send an official notice before they could tow any vehicles. Mr. Hutchinson remarked that someone also left a load of garbage in the parking lot rather than take it to the dumpster.

Manager's Report

Jody reported that all the equipment was running well.

Jody was planning to grade more roads before laying gravel. The rain had washed out many of the roads and he wanted to make the main routes better to travel. After the grading is done, he would go back to the list of roads to be graveled.

Mr. Hutchinson asked if Jody had a list of summer projects. The Board answered yes. Ms. Irving noted that Mr. Groot had sent her a request for Evergreen Circle that she had missed. Ms. Irving stated that he connects to Heather and Evergreen. Jody stated that he would do Evergreen and Heather if he could get gravel up there. Ms. Irving noted that Bill Binnelli had also requested Heather Lane.

Jody reported that mag water would be up there on Monday, July 22nd.

Ms. LeVitre announced that she would not be able to attend the July Board meeting. She asked Jody to send her the information on the roads that will be closed and the best routes to take so she can text a notification to the owners. Mr. LeCheminant recalled that one part of the Ranch is mag watered in the morning and the other part in the afternoon. Jody stated that he also closes the canyon for the night to give the mag water a chance to dry.

Road Repair or Improvements

Road Signs

Mr. LeCheminant commented on the need for speed limit signs at the bottom of the Mountain, on Pine Meadow Drive and other places on the Ranch. The posted speed limit should be 20 miles per hour on the Ranch. Ms. Irving thought the existing signs look more like suggested speed limits. Ms. LeVitre recalled that they had stated 25 miles per hour in the updated CC&Rs.

Mr. LeCheminant noted that speed limit signs are approximately \$25 each. He estimated that the posts would be another \$20 per sign. Mr. LeCheminant recommended that the Board set aside money for 10 or 15 signs. He thought they could be paid for with construction impact fees. Joe Pagel noted that the HOA had significantly exceeded the legal fees that were budgeted, and he was unsure whether there would be additional money to spend on the sign. Mr. Bonnitt asked if the excess legal fees reflected Mr. Rosing's work on the CC&Rs. Joe Pagel thought it included everything. He stated that Board members have consulted with Mr. Rosing on a number of redundant items that were already discussed. Mr. Bonnitt thought it was important to have a point person for specific matters. For example, he could be the point person for the CC&Rs; and Pamela Middleton or another Board Member could be the point person on all other issues to avoid redundancy.

Ms. LeVitre thought they were within the budget on the CC&Rs. The other issues were exceeding the budgeted legal fees. Mr. Pagel thought Carol was a good resource. Mr. LeVitre agreed that the Board members should talk to Carol before contacting Mr. Rosing.

Mr. Bonnitt asked if the Board had ever discussed using the speed limit signs that have a built-in radar that flashes the actual speed of each vehicle. He thought they were effective deterrents and people tend to slow down. Mr. LeCheminant recalled that Mr. Rosing brought it up during a previous meeting. Mr. LeCheminant thought it was better to purchase signs and posts versus the cost of the flashing signs. He recalled the electronic signs were \$2,500 to \$3,000. Mr. Bonnitt questioned whether they were that expensive because a radar device in a car does not cost that much. He thought it was the difference between passive versus active awareness. Ms. LeVitre stated that one flashing sign could be worth ten conventional signs. Mr. Bonnitt believed it would be a wake-up call if someone comes up from the bottom and sees they are doing 50 miles per hour.

Ms. LeVitre suggested obtaining an estimate of the actual cost of the flashing signs compared to the actual cost of the conventional signs. Mr. Bonnitt clarified that he would prefer not to see a flashing sign on Tollgate, but it is becoming a safety issue. He thought it would be good if the flashing sign could be double-sided so one sign could clock the speed going up and coming down. Ms. Coleman thought it was better to have frequent speed limit signs in various locations that could be pointed to if people are speeding. Ms. LeVitre stated that speed limit signs do not actually slow people down.

Ms. LeVitre thought the Board should obtain the actual costs and have a discussion with Andrew Pagel as to what the HOA could afford. The Board tabled the discussion

until Andrew Pagel, the HOA Treasurer, was present to comment on the financial aspect.

Ms. LeVitre asked Mr. LeCheminant to put together his proposal for standing signs and send it to Andrew Pagel before the next meeting. Mr. LeCheminant looked up the flashing signs. Portable signs ranged from \$3200 to \$3700. A fixed flashing sign that is concreted in the ground was \$2600. A flashing sign operated by solar was \$2500.

Equipment Status

Large Equipment Purchases

Mr. LeCheminant stated that the discussion regarding large equipment purchases was on hold. Ms. Middleton keeps it on the agenda, so it is not forgotten. Mr. Pagel asked if this was for the extra tractor for snow blowing. Mr. LeCheminant answered yes.

RFP for Snow Removal

Ms. LeVitre commented on the RFP for snow removal. She noted that the Board previously talked about sending out the RFP earlier than last year. Mr. LeCheminant and Jody thought August would be the best time. Ms. LeVitre stated that the RFP discussion should be on the July agenda so the RFP can be formulated and sent out in August.

Monthly Budget Review

The Board reviewed the unpaid bills detail. Mr. LeCheminant asked about the charge from Century Equipment Systems. Jody replied that it was the last payment for the trackhoe.

Pamela Middleton joined the meeting.

Mr. LeCheminant read the breakdown of the Wrona|Dubois invoice for Mr. Rosing's legal services. Ms. LeVitre questioned the \$300 charge for speaking with Mr. Rosing about the colors on the Plocher House. She asked Ms. Middleton if she knew the result of the phone call regarding colors on the Plocher house. Ms. Middleton stated that she had not spoken with Mr. Rosing. She did talk to Carol briefly about the colors right after the last meeting. She understood that Carol was going to contact the owners of PI-E-30 but did not know the outcome.

Mr. LeCheminant noted that one of the charges was a 30-minute phone call between Mr. Rosing and the former HOA Attorney, Ted Barnes. Another charge was for

research on Easement of Necessity and Implication. Mr. LeCheminant stated that the charge was for the 9-acre parcel that wanted access across HOA property, SS-140-X.

Ms. Middleton had spoken with Mr. Rosing about the easement issue. At this point it was in the hands of the other attorney.

Ms. Irving wanted to know the outcome of the situation where someone built their cabin on HOA property and the HOA had submitted an offer for him to purchase the land. Ms. Middleton stated that the owner had not responded to the offer. When she spoke with Mr. Rosing he was going to follow up and inform the cabin owner that the HOA would pursue more drastic measures if the offer is not accepted or an alternative agreement is not made.

MOTION: Tom LeCheminant moved to Approve payment of the Unpaid Bills as presented. Nicole Irving seconded the motion.

VOTE: The motion passed. Bruce Hutchinson abstained from the vote.

\$5,000 Donation

Ms. Irving reported that the playground committee was considering a fundraiser in July to raise additional funds to supplement the \$5,000 donation.

Mr. Hutchinson stated that the \$5,000 contribution has been an issue for a long time. The donation was given to Pine Meadow as a community benefit from the developer of the Deer Meadows property. He suggested that the Board should consider using the \$5,000 donation for the flashing speed signs.

Ms. Irving understood that the \$5,000 donation was earmarked for a community park or gazebo. Mr. Hutchinson disagreed. To his knowledge it was stipulated to be used for whatever use the HOA thought was best. It was not stipulated as a recreational area. Mr. Hutchinson clarified that he was only suggesting that the Board consider using the money for flashing speed signs.

Ms. Irving stated that one option is to use the \$5,000 for picnic tables and/or a fire pit at the lower lot as a community gathering space. Another option was for an in-ground slide along the hillside that would not interfere with wildlife as a gathering spot. A third option was to do a fundraiser to supplement the \$5,000 for a playground.

Mr. Hutchinson stated that a picnic area or playground has been mentioned several times. The biggest issue is the cost and who would maintain the common area in perpetuity. He believed maintenance was a major issue and for that reason he

objected to a community gathering space. Mr. Hutchinson thought people should put slides and swings and other recreational items on their own property where they could maintain them.

Ms. Irving stated that metal picnic tables would not require maintenance. Mr. Hutchinson wanted to know who would clean up after people use the area. Ms. Irving could not see the harm in providing a common area where parents can take their kids to socialize. Ms. Middleton noted that people gather at Bobcat Springs and that area stays clean. Mr. Hutchinson agreed; however, there are no picnic tables at Bobcat Springs. People go to Bobcat Springs to fish. Mr. Pagel pointed out that there are two picnic tables at Bobcat Springs and people voluntarily keep them clean. Ms. Coleman believed that if enough people use the common area, it would be easy to organize groups to monitor the area.

Ms. Irving stated that families already gather in that area every week and it has never been an issue. She was unsure why introducing two picnic tables into the situation would turn it into a trash pit. Ms. Irving remarked that people who use it live on the Ranch and they respect it.

Ms. LeVitre asked Ms. Irving to put together a proposal on how they intend to use the \$5,000 donation and the exact costs. Ms. Irving stated that sturdy metal picnic tables were approximately \$1,000 each. The fire pit would be surrounded in concrete and approved by Alan Powell. Ms. Middleton was nervous about having a fire pit in a common area. Ms. Irving was willing to forego a fire pit and just make it a park area. Ms. Middleton thought a gazebo would be nice as a place where people can meet in the summer. Mr. LeCheminant thought they could build a nice gazebo for \$2,000. They could purchase the materials and ask for volunteers to construct it.

Ms. Irving stated that in talking with the parents who gather on Monday nights with their kids, no one has an issue with a playground if additional funds could be raised to cover the cost. Ms. Irving asked if some of the \$5,000 donation could be used to initiate a fundraiser. Mr. Bonnitt had concerns about a fire pit; and he was hesitant to put in a swing set. Ms. Irving did not think a swing set would be possible. It is a liability issue and it is hazardous for wildlife. Mr. Bonnitt stated that in his experience, the moose will kick down a swing set.

Ms. LeVitre recalled that when this issue first came up there was a lot of backlash against having a full-blown playground and the people organizing it gave up because of the controversy. Ms. LeVitre thought a small gathering space with a hill slide was reasonable. Mr. LeCheminant suggested a propane pit rather than a fire pit so people could bring their own propane and roast marshmallows.

Mr. Sears stated that as more people with families live on the Ranch, and more families come to the Ranch in the summer, there is more interest in having these types of spaces. Mr. Sears pointed out that these types of spaces keep people off the roads, especially in the summer.

Ms. LeVitre reiterated her request for a solid proposal so the Board would know what was being proposed and the exact cost.

Open Forum

PI-C-65

Mark and Tracy Bowers, PI-C-65, had made an offer on a small house that was for sale if they could finish the building. Currently, it is recorded as a garage and they would like to turn it into a dwelling unit. Mr. Bowers stated that he has been in construction for a long time and he thought the framing looked good. They would like to make two bedrooms out of the top floor, make the garage into a two-car garage, and put in a kitchen, living room, and mud room on the bottom floor. There is water to the structure but no septic tank. A perc test was being done the next day.

Mr. Bowers had a set of plans from when the house was built and approved by the Board; however, the plans were approved as a garage. Mr. Bowers asked the Board to consider whether the structure could be turned into a dwelling unit.

Mr. Pagel asked if Mr. Bowers intended to increase the square footage. Mr. Bowers answered no. The building size now will be the same size in the end. Ms. Bowers stated that the single garage door would be made into an entrance door and the double-garage would remain the same.

Mr. Pagel did not have an issue with their request. However, he suggested that the Bowers work with Summit County first to see what is required to turn the structure from a garage to a dwelling unit. If it is approved by Summit County, the next step would be to submit plans to the Board for HOA approval. Mr. Bowers was willing to pay whatever construction fees were necessary.

Ms. Irving asked for an estimate of the finished square footage. Mr. Bower estimated approximately 1300 square feet finished. There was 600 sf upstairs and approximately 700 sf on the bottom. The garage was close to 400 square feet. Ms. Bowers emphasized that they were doing their due diligence because they did not want to purchase the structure if they could not turn it into a dwelling.

Ms. LeVitre thought the Board supported their request pending Summit County approval.

Fire Awareness

Ms. Coleman provided an update on the Fire Awareness Event. She named all the people who volunteered to help with flyers, food, and set up. Ms. Coleman asked the Board to encourage people to come. It will be a great community social event as well as an opportunity to learn about fire burning and fire safety. Alan Powell would provide information on fire evacuation. Ms. Coleman asked if there would be an update on the website. *Ms. LeVitre stated that she would update the website when she received new information. However, she could not be available for extensive updates to the website until after August 10th.* Ms. Coleman stated that Mr. Powell was also trying to work on repairing relationships with the Bates, who have had issues with trespassers, since they are in the fire evacuation area.

Ms. Coleman stated that Mr. Powell did the fire assessment on her house and he was great. She thought Mr. Powell was amazing to volunteer his time and he is a great resource to have on the Mountain. He plans to attend the Fire Awareness Event and have information available.

The Fire Awareness Event is scheduled for June 29, 11:00 a.m. to 3:00 p.m. at the upper lot. Ms. LeVitre would send a text to announce the event.

Mr. Bonnitt asked if the Fire Awareness Event would cover the emergency evacuation areas and anything regarding evacuation during a fire. Ms. Coleman stated that it was still a work in progress with the Bates on that side. Mr. Powell had said the other side has been confirmed for evacuation. The evacuation map was also a work in progress.

Mr. Bonnitt noted that when they did Fire Awareness in the past the Park Record did a nice write-up to help with the publicity. Ms. Coleman offered to talk to Mr. Powell about the Park Record since he is bringing in all the different teams. If Mr. Powell favors the idea, she will contact the Park Record. Mr. Bonnitt offered to speak with Mr. Powell as well.

CC&Rs Participation

Mr. Bonnitt asked Mr. Sears if he was interested in being involved with the CC&Rs update. Mr. Sears was willing to participate. Mr. Bonnitt stated that any Board member was invited to get involved. Ms. Irving offered to sit in on the meetings. Mr. Bonnitt asked anyone interested to send their contact information to his Area 6 address.

Mr. LeCheminant stated that since Pamela Middleton was out of town, the Board

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needed to make a motion authorizing Carol to sign the checks. He noted that Carol is an authorized signer; however, Carol prefers to have the Board make a motion each time they need her to sign checks.

MOTION: Tom LeCheminant made a motion to authorize Carol to sign the checks to pay bills in Ms. Middleton's absence. Jann LeVitre seconded the motion.

VOTE: The motion passed unanimously.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:03 p.m.
