

PINE MEADOW RANCH OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
IN PERSON & VIA ZOOM VIDEO CONFERENCE
1567 W ARAPAHO DR
SUMMIT COUNTY UTAH
AUGUST 17, 2021

In Attendance: George Sears, President; John Adams, Vice-President; Michelle Sutor, Secretary; Dwaine Anderson (Area 1); Marty Hansen (Area 2); Paul Sutor (Area 6); Scott Boyle (Area 7)

Ex Officio: Jody Robinson, Fire Safety Coordinator, Nolan Mitchell

Excused: Andrew Pagel, Nicole Irving (Area 4); Bruce Hutchinson (Area 5)

Guests: Gayle White, PI-D-57; Cassy and Chris Hahn, PI-C-26; Randy Huntress, PI-F-46; Tom LeCheminant, PI-D-29; Eric Leonard, PI-E-13; Alex Falkenstein, PI-67; Leslie Aleksa, PI-C-31

George Sears called the meeting to order at 6:30 p.m.

Approval of Minutes

July 20, 2021

Michelle Sutor did not have the opportunity to read the Minutes and would abstain from the vote.

MOTION: George Sears moved to approve the Minutes of July 20, 2021, as written. The motion was not seconded.

VOTE: The motion passed. Michelle Sutor abstained from the vote.

Ranch Manager's Report

Jody reported that the last month has been busy. They have been graveling the roads and were halfway through the list of the roads that were prioritized. However, they are almost over budget. He needed to keep \$10,000 aside for the sand shed for winter. Jody still needed to do Navaho Drive, Willow Circle, Chipmunk, and Forest Circle. Jody remarked that the washout after the mag water did not help matters. It was unfortunate that the rain came when it did. Mr. Sears understood that Jody had to redo a lot of the roads because of the washout. He was unsure how many loads of gravel he would need to complete those roads. He assumed it would take at least an additional \$20,000 or more to finish everything.

Jody reported that he had to extend the roller rental another month through the end of August.

Mr. Sears noted that Andrew Pagel was not present this evening, and the Board needed to discuss with Andrew to see whether they could expand the budget to complete the roadwork.

Mr. Sears reported that Andrew Pagel was excused this evening. Jill Wilson had resigned from the Board. Nicole Irving was also unable to attend this evening. Bruce Hutchinson was out-of-town.

Mr. Suitor stated that after the last meeting he saw someone illegally dumping and he contacted the Sherriff. The Sherriff asked if there was signage for what is or is not allowed at the dumpster. Paul told him that there is a sign, but it was currently lying on the ground. The next day Paul used a post hole digger and got the sign upright. However, 18" is missing off the left leg and the other leg is bent. Paul noted that the sign is upright, but he did not expect it to last. The sign needs new posts. Paul has a commercial grade rivet gun if Jody needs to borrow it. Paul offered to help Jody repair the sign because the sign needs to be up and visible, and his temporary fix will not last.

Monthly Budget Review

Michelle Suitor had not reviewed the budget and would abstain from the vote.

The Board reviewed the unpaid bills.

MOTION: John Adams moved to approve paying the unpaid bills in the amount of \$49,577.80 as presented. George Sears seconded the motion.

VOTE: The motion passed. Michelle Suitor abstained from the vote.

Mr. Sears stated that he would contact Andrew Pagel in the next day or two to talk about funding for additional gravel. He noted that Jody only had two weeks with the roller, and everything needs to be done within that two-week window.

Water Company Report

Paul Suitor had attended the Water Company Board Meeting.

Mr. Suitor reported that the Water Company Board was supposed to vote on approving to pay for an Assessment of the water system by Mountain Regional. One item was changed in the contract, and it was sent back to Mountain Regional for their approval. Mountain Regional had not yet sent the revised agreement back to the Water Company and the vote was not taken.

Mr. Suitor noted that the Water Board approved having all the meters, pump houses, and valves mapped and geo-teched, so in the future when Mountain Regional takes over, they will be able to

identify the location of all the valves and meters. Currently, Brody Blonquist, the Water Manager, is the only person who actually knows where everything is located. Mr. Suitor clarified that this is something Mountain Regional would have done anyway, and Pine Meadow Water can do it at greater savings. The Water Company obtained two bids and went with the bid that was substantially lower through Steve Anderson's engineering company.

Mr. Suitor noted that a lot of homeowners attended the Water Board meeting and Eric Cylvick explained the water situation and why the Water Company had to consider annexation. He remarked that the homeowners who attended are aware that big changes are coming.

Mr. Sears explained that the Water Company will go through an evaluation with Mountain Regional and that evaluation will take place throughout the Winter if the evaluation agreement is signed. The purpose of the evaluation is to examine the water system and determine where it might be deficient in meeting Mountain Regional criteria. The evaluation will allow Pine Meadow Water and Mountain Regional to move forward on convergence if all parties choose to proceed forward.

Mr. Sears stated that the document Paul mentioned is an exploratory agreement allowing for that analysis to occur. Most of the expenses will be borne by the Water Company. Mr. Sears pointed out that it will be a while before they know the outcome. Assuming the evaluation is positive, the next steps will be the actual process of moving to the acquisition by Mountain Regional, where the Pine Meadow water system would become part of Mountain Regional. He understood that the earliest that would happen was in July of next year.

Mr. Sears noted that the Water Company committed to keeping the owners up to date as progress is made relative to the evaluation process. Mr. Sears stated that the Water Company Board firmly believes there is no question that the best solution for the Pine Meadow Ranch owners is to become part of Mountain Regional. He remarked that Eric Cylvick explained at the meeting how Pine Meadow and Mountain Regional were sharing water back and forth and how it all started years ago. Mr. Cylvick talked about the fact that Mountain Regional is a special service district of Summit County. It is a government entity and not another private water company.

Mr. Sears stated that there will be incremental costs to the Pine Meadow owners for a while because they will be obligated to pay off the outstanding debt associated with the Water Company. The costs will be amortized over 20-30 years. It will be a small amount monthly. Mr. Sears stated that there is close to \$4 million left on the loan and that amount will be amortized over 20-30 years and divided by 800 lots. That amount is what each shareholder will pay.

Mr. Suitor remarked that the \$350,000 the Water Company plans to approve for the evaluation will be added *with* the loan amount, along with any changes or system improvements Mountain

Regional might want to make. Mr. Sears understood from Brody that the biggest risk is not having enough fire hydrants to cover the entire Ranch. However, until the analysis is completed, no one knows what to expect.

Mr. Sears pointed out that Pine Meadow Water sources only generate approximately 28 gallons per minute in the winter. Even now, per an agreement Mr. Cylvick made with Mountain Regional, they pump water into the Water Company tanks four or five times during the summer when water use is higher.

Rules and Regulations

Mr. Sears reported that last week the Board members held a work session to review the Rules and Regulations, and updates to the Rules and Regulations. He believed they made good progress. More work still needs to be done before it comes back to the entire Board for review and a formal recommendation on all the modifications, or additional modifications to the current Rules and Regulations.

John Adams added one follow-up to the ARC comments. He noted that Bruce Hutchinson had recommended a cosmetic change to the Lot Improvement Plan. Mr. Adams recalled that when it was presented, the Board decided to move forward with the proposed recommendation because it was not a material change. Mr. Sears agreed that the Board collectively agreed to the change. Mr. Adams stated that in reading through the document and comparing it with the existing Lot Improvement Plan, he only noted one verbiage difference. Under Item #2, the current Lot Improvement Plan begins with the sentence "A construction fee is imposed by the PMR HOA on all construction." He noted that Bruce Hutchinson revised the sentence to read, "A Lot Improvement Agreement and a construction fee...." Mr. Sears explained that starting roads or any other form of construction on the property was previously always considered construction. He noted that Mr. Hutchinson's revision was only a clarification of the rule that was adhered to previously. Mr. Sears clarified that creating roads and clearing certain items requires a permit from Summit County. It is a process and people should not think they can begin to work on their lot without a Lot Improvement Plan and a permit from Summit County.

MOTION: John Adams moved to approve the cosmetic changes that Bruce Hutchinson made to the Lot Improvement Plan, along with the additional words "A Lot Improvement Agreement and...." at the beginning of Item #2. George Sears seconded the motion.

Dwaine Anderson recalled that the Board talked about other changes to the Lot Improvement Plan. Mr. Sears noted that Nicole Irving had presented fire-related items that need to be included in the Lot Improvement Plan, and those would be approved separately at a later time.

Dwaine Anderson believes the less government the better government. He thinks they should control the things that impact the citizens. He was opposed to telling someone they cannot do anything on his property without Board approval. Development is a big word that can mean anything. He and others have naively done work on their property, and they should have that right as citizens and as HOA property owners.

Mr. Sears remarked that Mr. Anderson was at the Rules and Regulations meeting where the Board discussed the fact that people damage the roads when they start doing improvements on their property. Without informing the Board of what they are about to do, there is no way of tracking the damages or being aware of the cause. Mr. Sears stated that the Board has an obligation to the rest of the owners to make sure they are taking care of the roads. In addition, Summit County has a requirement that no work can occur on a property without a permit. Summit County considers cutting a road into a mountain environment as being environmentally disruptive and requires a permit.

Mr. Suitor clarified that they were not voting on a change to the rules. It was only a change to the form to clarify the existing rule. If Mr. Anderson wanted to change the rule, they could have that discussion at another time.

Mr. Anderson was not opposed to voting in favor of the change made by Mr. Hutchinson based on the recommendation of his fellow Board members.

Mr. Sears called for a vote on the motion on the table.

VOTE: The motion passed unanimously.

Committee Reports

Architectural Committee

Lot PI-C-59

John Adams commented on plans for a new cabin on Lot PI-C-59 for Paul Bowers. The proposed cabin is 2,625 square feet. The ARC committee reviewed the plans and found no issues. The exterior material is wood with some corrugated steel. The colors are browns and grays. The home is designed to fit in well with the mountain vernacular.

The ARC recommends approval.

MOTION: John Adams moved to approve the plans as presented for a new cabin on Lot PI-C-59. Dwaine Anderson seconded the motion.

VOTE: The motion passed unanimously.

Lot PI-38

Mr. Adams commented on plans for a new cabin on Lot PI-38, Mark and Tracy Bowers. The proposed cabin is 2,625 square feet. The design is very similar to the proposed cabin on Lot PI-C-59. Some materials are slightly different. For example, the roof will be metal instead of asphalt. The roof color is neutral taupe and fits in with the mountain. The exterior material will be gray charcoal wood.

The ARC reviewed the plans and found no issues. The ARC recommends approval.

MOTION: John Adams moved to approve the plans for a new cabin on Lot PI-38 as presented. George Sears seconded the motion.

VOTE: The motion passed unanimously.

PI-C-31

Mr. Adams commented on plans for an open pavilion or carport on PI-C-31 and PI-C-21, submitted by Leslie and David Alexa. The proposed pavilion is an open structure approximately 576 square feet. It is 16' tall. The pavilion will be constructed with Douglas Fir posts. There will be no siding because it is an open structure. The posts will be a tan color and the roof will be black asphalt.

Mr. Adams stated that during the ARC meeting it was not clear in the survey that was provided whether this particular pavilion sat on the boundary or to one side of the boundary of one of the two properties. He reached out to Leslie Alexa, and she sent back an email stating that the structure is on Lot PI-C-31. It sits relatively close to the Lot boundary. Ms. Alexa explained that Lot PI-C-32 is only mentioned because it is their current driveway, and the construction crew will use it as an access point.

Mr. Adams reported on a phone call he had with Andrew Pagel before this meeting. Mr. Pagel requested that if the Board accepts the plans, that the vote to approve is conditional subject to the Alexa's providing a stamped survey showing the exact location of the pavilion to avoid the HOA having future issues with the location. Mr. Adams requested that Ms. Alexa follow through with a stamped survey.

Mr. Adams recommended approval conditionally upon receiving the requested survey showing the

exact location of the pavilion relative to the boundary.

Leslie Aleksa was on the line and noted that she had spoken with Mr. Adams about the advantages and disadvantages of combining the lots. Summit County informed her today that she would need to combine the lots for her plans to be approved. Ms. Aleksa stated that she had started that process and would keep the Board advised.

Ms. Aleksa asked the Board to approve the plans this evening with the condition that the lots can be combined.

MOTION: John Adams moved to approve the plans for a pavilion on Lot PI-C-31 and PI-C-32 conditional on the two lots being combined per Summit County. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Michelle Sutor left the meeting.

Lot PI-E-37

Mr. Adams commented on plans to construct a dog run on Lot PI-E-37. He met with the owners yesterday and did some measurements and calculations. The owners are proposing a dog run at the back of their home extending 13' from the edge of their back porch to the upper edge of the existing rock wall. The dog run will go the full width of the backyard which is 52'. However, based on the design as presented, it would extend another 16 feet on the east side and another 14' on the west side for a total of 82' along the entire back of their house. The fence would wrap around to the corners. The calculation is approximately 1100 square feet for the dog run. Mr. Adams clarified that the dog run will be between the house and the existing retaining wall that was put in when they built their home. The owners are proposing a hybrid fence of wood and metal with a 4" metal grid.

Mr. Adams presented a view from the east traveling down Arapaho and noted that the dog run would only be visible on the east part of the yard. He pointed out the portion that would be visible from the west side of the driveway.

Mr. Sears asked whether the purpose was purely a dog run, or if it was also a way to fence the backyard. Mr. Adams stated that the owners have two larger dogs that they control, but other dogs from the neighborhood come onto their property.

Mr. Adams noted that Andrew Pagel had called him to discuss this dog run. He recommended

asking the owners to provide actual material samples so the ARC can see if it will be unobtrusive, and whether or not it would block the migration of wildlife. Mr. Sears did not think the 4' height would impede any wildlife.

Mr. Sears remarked that the number of dogs on the mountain is increasing, and people are not controlling their dogs. He thought a dog run would help with that issue.

Mr. Anderson asked if the ARC was comfortable with the fence extending towards the outer edges of the home beyond the corners of the home. Mr. Anderson stated that Bruce Hutchinson asked him to relay a comment. If the fence is behind the wall, Mr. Hutchinson would like the fence to be shorter. Mr. Sears pointed out that a dog would be able to jump over a shorter fence.

The majority of the Board was comfortable with a 4' fence. Scott Boyle was not in favor of the dog run as proposed. In his opinion, it was more than a dog run and was fencing off the backyard. Mr. Boyle stated that dog runs are typically 4' x 12' long. He recalled that years ago the HOA had approved dog runs next to the home so if the dogs were barking it would be heard by the owners and not the neighbors. Mr. Boyle thought the current Rules and Regulations should already specify the size and location of dog runs as they were approved years ago. Mr. Sears did not recall seeing dog runs addressed in the Rules and Regulations. Mr. Anderson recalled some verbiage, but the language was generic and indicates that plans are to be reviewed and approved on a case-by-case basis. He read the language from the Rules and Regulations that address fencing.

Mr. Adams asked if Mr. Boyle would be willing to approve the dog run if the owners ran it the width behind their house and between the house and the existing rock wall. It would sit lower on the gravel section, and it would not be visible. Stopping the dog run at the corners would eliminate almost 16' on each side. Mr. Boyle stated that he still would not approve it. He felt strongly that it was more than just a dog run.

Alyssa Feeney, the owner of Lot PI-E-37, was on the call and offered to answer any questions regarding the dog run. She clarified that the dog run would not be enclosing the entirety of the backyard. Deer come into their backyard, and she did not want to fence off the deer. Ms. Feeney stated that their property goes quite far back, and the dog run only takes up a small area.

Mr. Adams noted that some were concerned about the size of the dog run. He asked if Ms. Feeney would be willing to have the dog run go the full width of the house at 52', and then make a right angle into the corners of the house to reduce the size. Mr. Sears suggested sending this back to the Architectural Committee for further discussion after hearing the comments and concerns. Mr. Sears thought the Board could vote via email rather than waiting until the next Board meeting. Ms. Feeney stated that her husband is out of town a lot and she has a baby. Letting the dogs out is

difficult and they would like to construct the dog run as quickly as possible, so it is easier to let the dogs out. They would like a decision fairly soon so they can build the dog run before winter.

Mr. Adams explained that if this goes back to the Architectural Committee for discussion, once the ARC has a recommendation, they could communicate their recommendation to the Board and the Board members could vote through email. Mr. Sears pointed out that there were only six Board members in attendance this evening and it would be better to hear from the other Board members before voting.

Scott Boyle noted that when the snow builds a drift, a 4' high fence will not keep the dogs in the dog run. Mr. Sears replied that the current Rules and Regulations only allow up to 4'. Mr. Suitor remarked that the owners would need to clear the dog run from snow.

FM-D-88

Mr. Adams commented on plans for a new modern cabin on Lot FM-D-88. The cabin would be approximately 2,792 square feet. The owner is Mark Bloom. The cabin has been structurally engineered by Silver Peak. The same company also surveyed the property; however, Mr. Adams had not received the stamped survey on file. He spoke with the project manager earlier today, and he was trying to provide the stamped survey as quickly as possible.

Mr. Adams reported that the owner had submitted the required payments; one for the Lot Improvement and another payment for water.

Mr. Adams noted that there were a few documentation issues. However, in speaking with the project manager, the owners would like the Board to move this forward as quickly as possible. Mr. Adams suggested the possibility of needing to follow up via email like they were doing with the dog run.

Mr. Adams stated that a question that came up at the ARC meeting was whether this home fits the mountain vernacular because it is a very modern design. The materials proposed will be 40% wood, 44% engineered stone, and 8% metal siding. Mr. Sears asked where the stone would be located. Mr. Adams referred to the architectural drawings noting that the stone would be located throughout the lower sections down the sides. Mr. Sears assumed the stone would be all the way around wherever concrete was shown. Mr. Adams thought that was correct and offered to get clarification from the owners.

Mr. Adams stated that he asked the owners about the architectural design, and they told him that they had adhered to the Architectural Guidelines. Mr. Adams spoke with Andrew Pagel before the meeting, and Mr. Pagel believed that engineered stone does not qualify. If the Board intends to

approve these plans, Mr. Pagel suggested that the ARC obtain samples and determine whether the engineered stone would be an acceptable alternative to natural stone. Mr. Sears pointed out that engineered stone has already been used on the Ranch, and most people are not aware that the stone is engineered. Mr. Sears stated that he would like to see a sample of the type of engineered stone being proposed for this home because it is different, but he thought it looked reasonable.

Mr. Adams explained that Bruce Hutchinson wanted to make sure that the Board was comfortable with this modern type of mountain vernacular. Mr. Adams had visited the property and noticed that this property was just east of another home that was recently built with a similar design. The proposed home is slightly larger.

Mr. Adams clarified that the ARC needed to complete the documentation and review the materials. Mr. Sears was comfortable with the design since the Board previously approved something similar. Mr. Adams asked if the Board members felt comfortable that the design as proposed fits with the mountain vernacular. Mr. Anderson did not think it fits with the mountain vernacular, but he was willing to approve it. He prefers more conventional, but he thought it was beautiful and it would enhance the neighborhood.

The six Board members in attendance were comfortable approving the proposed plans subject to obtaining materials samples. Mr. Adams would obtain the required samples and documents and communicate with the Board through email for a formal vote.

Mr. Sears noted that an associated easement issue still needed to be addressed.

Fire Committee

Mr. Sears noted that Nicole Irving had submitted the items to be included in the Rules and Regulations process.

Nolan Mitchell, Fire Safety Coordinator, reported that his draft fire regulations are online, but they still needed to be approved by Summit County. Mr. Mitchell stated that they spent two days working on the safety area near the winter lots. A lot more work still needs to be done and they will continue to proceed with it. If people are interested in helping, they should contact Mr. Mitchell to find out what needs to be done.

Mr. Mitchell stated that some of the fences have been erected around the one burn pile to keep people from adding to it. They were still waiting on supplies for the rest of the fences. The question is whether to cut it off at two burn piles or remove all the vehicles from the lot and add a third burn pile in that area. He noted that he was not the one to make that decision.

Mr. Mitchell stated that the Fire Committee was starting to work on budget prep for what they would like to see next year in terms of fire mitigation.

Mr. Mitchell reported that they were looking at doing another cleanup day on Lower Tollgate, but not until after Labor Day. Chris Bell is spearheading that project and he will be sending out more information. Mr. Mitchell stated that the committee will start pushing out more information on the Education PR Group. Everyone should be able to get more information through email and social media.

The fire station committee visited the Mountain Green fire station. They liked the bay situation where all the fire trucks sit. Mr. Mitchell pointed out that this would not be an HOA fire station. It is a North Summit Fire District fire station that resides in the HOA. The Fire District has its processes that need to take place. The Fire District was currently working with the Summit County Attorney to put together an RFP for architects to come up with ideas and plans. The Fire District was also working with the County Manager with on-site surveys and the direction to continue moving the process forward. Mr. Mitchell noted that the fire station was a priority for Summit County as well.

Mr. Mitchell stated that Chief Nelson is on the fire station committee. Peter Simone, representing some of the areas that are not part of the HOA, is also on the committee. He named others on the committee and noted that they would be adding additional people as they move forward and find other areas where help is needed.

Mr. Mitchell reported that they were working on obtaining a water letter to hook into the water system at the fire station location.

Chris Bell commented on the follow-up clearing effort for Lower Tollgate. He had some respondents, and he knows there is a lot more interest based on the momentum following the last cleanup. Mr. Bell stated that he would be putting out another email to those on the email distribution list, as well as to others who participated in the first cleanup. He will also work on scheduling a date for the next cleanup sometime in September. They intend to do a Saturday clean-up and if necessary, another cleanup the following Saturday. They would not be doing a Saturday and Sunday cleanup on the same weekend as last time.

Mr. Bell commented on clearing the upper safety zone at the winter lot. They want to be able to empower people to work safely individually or in pairs when they have time to go and do some clearing and cleanup.

Paul Suitor stated that he and Mr. Mitchell talked about the goals for the next cleanup. He had

suggested that everyone bring some sort of a trimmer to work on the grasses on the side of the road. They pulled down a lot of the dead tree fall at the last cleanup and did a lot of hauling. He asked Mr. Bell for his thoughts on focusing on the grasses. Mr. Bell completely supported Mr. Suitor's suggestion.

Roads and Parking

Scott Boyle stated that he would meet with Jody tomorrow to update the spreadsheet in terms of what roads have been done and what roads are left to be done.

In terms of the parking lot, Mr. Boyle stated that he was trying to find some salvage yards willing to work with them on the snowmobiles. The issue is that snowmobiles have serial numbers and titles and very few salvage yards will take them if the HOA does not have the title. Another option is to cut the snowmobiles into pieces to avoid the issue with serial numbers. Mr. Boyle noted that the dumps will not take snowmobiles because of the materials in them. He ran into the same situation at the scrap yard regarding serial numbers. Unless the HOA has the title, they will not take the whole machine.

Mr. Boyle stated that it is the same situation with the AMF trailer. One option would be to haul it down and put it on the on-ramp to the freeway at which point the Highway Patrol would be responsible for removing it. Another option is to destroy the trailer and tear it apart.

Mr. Sears asked if Mr. Boyle had spoken with the landfill. Mr. Boyle answered yes. If it is a vehicle that should or could be licensed, they require a title. If they break it into pieces, the landfill will take it without a title. Mr. Boyle stated that they could rip the aluminum off the AMF trailer, and everything inside could go to the dump. The remains would be a flatbed trailer. He crawled underneath the trailer and could not find a serial number. He did find a serial number stamped on the outside but it was not legible. Mr. Boyle stated that a Summit County officer tried to run the number and did not get any hits. If it was licensed out of state it would not show in Utah. Mr. Boyle reiterated that if they salvage the aluminum off the trailer and take the wood and every else to the dump, they would be left with a flatbed trailer.

Mr. Sears stated that he spoke with Robert Rosing and Mr. Rosing told him that after a minimum amount of time, the HOA could declare the vehicles as abandoned equipment. Mr. Rosing informed Mr. Sears that the HOA needs to put a sticker on the vehicle indicating that it will be towed or destroyed if not removed. They could then proceed without any legal liability. Mr. Boyle explained that even if they go through the process unless he submits a form for each snowmobile to obtain a title, no one will take the vehicle unless it is broken down into pieces and parts for salvage.

Mr. Suitor stated that he discussed this a year ago with the Board, at which time he proposed a

solution for the trailer. He questioned why they were not doing lost title searches on the snowmobiles. Mr. Boyle informed Mr. Suitor that he started doing title searches. It is \$6 for each snowmobile to submit the paperwork. He then needs to meet with the Summit County Sheriff and the Sheriff has to sign each form. Mr. Boyle has the paperwork filled out, but he was directed to get rid of the abandoned vehicles. Mr. Boyle stated that he has considered advertising them on KSL for free but whoever wants them would need to remove them. He tried to contact two boneyards in Wyoming to see if those individuals would take them away for nothing. He was still waiting for a response.

Mr. Sears thought the Board should keep its options open. He asked Mr. Boyle to let them know what he considers the best solution. Mr. Boyle noted that he had arranged for a 16' long flatbed trailer to start throwing pieces and parts in; however, if the vehicles need to be stickered with a timeframe as advised by Mr. Rosing, it will set back his process. Mr. Sears remarked that they only need to take pictures showing that the vehicle is stickered. Mr. Boyle replied that he would put stickers on the vehicles by the weekend.

Mr. Boyle commented on another trailer next to the AMF trailer, and a Dodge truck next to that trailer with a teddy bear in the windshield. Mr. Sears thought it should be easier to find the owner of those vehicles, but they also need to be removed. Mr. Boyle suggested sitting down with Jody to determine what is allowed and what is not allowed. A few people have told him they have permission to park there. Mr. Sears would verify with Jody.

Communications

Mr. Suitor reported that he had started another Facebook group for the community. It is for the owners of Tollgate Canyon. It is not restricted to HOA owners. He did this because the so-called "official group" that is not official, has over 1300 people, including contractors, surrounding communities, people from Promontory, and everywhere else. Mr. Suitor was uncomfortable posting anything on Facebook because they have no control over anything that is said. Two admins are residents of the HOA, but they do not regulate it at all. Mr. Suitor stated that while he does not need to give control back to the HOA, he has added multiple HOA Board members as admins, and they can make corrections. He only allows people who can prove they are in the group. Mr. Suitor remarked that he was open to the possibility of handing this over to the HOA. Mr. Sears understood that this would be incremental to the existing HOA Facebook. Mr. Suitor emphasized that the HOA Facebook is not a back and forth. It is a page only. The one he started could be a forum where owners can ask questions. He had posted two of the documents from the website for reference. He believed it was another way to get in touch with owners and try to keep the bashing at a minimum.

Mr. Suitor remarked that anyone who wants to look at the Facebook he created, could search

Tollgate Canyon Utah. People need to answer a few questions to verify address, etc. unless they have been invited by an admin.

Mr. Sears intended to search and he encouraged anyone on the line to look at it and provide feedback. He understood the challenge to manage Facebook effectively.

Compliance

Mr. Sears reported that they were getting positive feedback from realtors about not having signs. Some still did not like it, but many have made efforts over the last two weeks to remove their signs. Mr. Sears stated that if an Area Rep sees a realtor sign in their area, they should contact Carol with the Lot #, and a picture of the location of the sign. He noted that people are still calling asking why the realtor signs are not being taken down. Carol is keeping a spreadsheet showing which signs are still there and when a compliance letter was sent.

Mr. Sears stated that other signs around the Ranch need to be addressed, but currently, they were focusing on real estate signs. Advertising signs are prohibited, but other signs must be conducive to the mountain environment. Mr. Sears remarked that most people do not like having any signs on the mountain and they need to figure out a way to address the other signs.

Rentals

Mr. Sears reported that he had sent out a draft of rules and regulations regarding nightly rentals. He had already received input from one Board member. He asked the Board members to do some homework before the next working session on Rules and Regulations because many were unprepared at the last session. The changes need to be clearly articulated and easy to understand when they take it to the owners in November.

Mr. Suitor noted that Andi Harris mentioned in chat that she has seen several open house signs still up 10+ days. He told her to reach out to her Area Rep.

Open Public Forum

Tom LeCheminant, Lot PI-D-29, asked why the HOA was still approving homes in a water shortage. He noted that even two cities in Summit County had temporary building moratoriums.

Mr. Suitor informed Mr. LeCheminant that he needed to take his question to Summit County because the County controls it. The shareholders have as much right to build as the existing owners. It is up to the County to place restrictions. The HOA has no control over prohibiting building. Mr. Sears pointed out that Summit County has not placed building restrictions on Pine Meadow Ranch.

Mr. LeCheminant clarified that he was only making a comment.

Mr. Anderson stated that Matt Brown, a member of the HOA, has a section south of his property that has a lot of boulders. Mr. Brown plows in that area, and he considers it a hazard. Mr. Anderson noted that road was not on the budget this year and he wanted to know how they can get it on the budget for next year.

Mr. Sears stated that the roads are prioritized by Jody and the roads committee. He noted from the Ranch Manager's report that four roads on the list this year; Navaho, Willow Circle, Chipmunk, and Forest Circle, will not be done because of the washouts, Jody ran out of the money that was budgeted for roads. Jody needs to set aside \$10,000 for the road base used for winter. Mr. Suitor pointed out that Jody had said he would need an additional \$25,000 at a minimum to do those four roads.

Mr. Sears explained that currently there is a three-to-four-year cycle for all roads to be addressed, depending on the roads. The HOA does not have enough money to purchase the road base or the resources to do all the roads on an annual basis.

Mr. Sears noted that Bull Moose was addressed two years ago when the HOA put in a new road going up the hill. They put in 3" minus which improved it significantly from what it was before. He was unsure where Bull Moose is now in the three-to-four-year cycle. He suggested that Mr. Anderson talk to Jody.

Mr. Sears recalled that Bull Moose was done a couple of years ago, and it ended near Mr. Brown's place. It became a mud bog after the spring runoff because the road base was washed off. Bull Moose has not been done since.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:18 p.m.
