

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
RANCH MANAGER'S OFFICE
OCTOBER 15, 2019

In Attendance: Pamela Middleton, President; Andrew Pagel, Treasurer; Stephanie Coleman (Area 1); Nicole Irving (Area 4); Ted Bonnitt (Area 6); George Sears (Area 7)

Ex Officio: Jody Robinson, Ranch Manager; Robert Rosing, HOA Counsel

Excused: Jeremy Jespersen (Area 2); Joe Pagel (Area 3); Bruce Hutchinson (Area 5)

Guests: Mike Ochtabec, Lot B-24; Scott Murray, Lot 164; Mike Gonzales, Lot G-53; Tom and Debbie LeCheminant, Lot PI-D-29; John Adams, Lot FM-136; Craig Peet, Lot PI-E-60; Karri & Steve Stone, Lot PI-G-54; Alan Powell, Lot PI-16; Paul and Michelle Suitor, Lot PI-G-36.

Pamela Middleton called the meeting to order at 6:37 p.m.

Approval of Minutes

September 17, 2019

MOTION: George Sears moved to Approve the Minutes of September 17, 2019 as written. Pamela Middleton seconded the motion.

VOTE: The motion passed. Nicole Irving, Andrew Pagel, and Ted Bonnitt abstained from the vote.

Fire Station

Alan Powell reported that the Judge signed the Order of Condemnation and it was filed. The North Summit Fire was purchasing three acres of this lot for the appraised and agreed to amount of \$15,000. Mr. Powell submitted the \$15,000 check.

Mr. Powell stated that the surveyor was off by 95 feet on one of the measurements, and the lot did not connect when it was being recorded. It can be corrected with a simple amendment and did not affect the filing. The next step is to build the fire station.

Ms. Middleton understood that the \$15,000 would be paid back to the North Summit Fire District per the original agreement. Mr. Powell explained when the process first started in 2013, the agreement was to build the temporary shed to a size that could eventually be used to house HOA equipment; and the shed would be traded in exchange for the land. However, due to the condemnation process, the Fire District needs to pay for the land; but when they move out of the temporary building, the Fire

District will sell the shed to the HOA for \$15,000.

Mr. Powell identified the exact location of the land for the fire station. He would begin the RFP process and obtain a water letter. The designs would come before the Board for review. Mr. Powell stated that the RFQ process has been started, which is slightly different than an RFP process because they were looking for someone to design the building. Once they have the designs, it will be sent out for proposals to build. Mr. Powell hoped the bidding process could be accomplished before March or April so they could begin to dig next summer.

Ted Bonnitt asked if there was any chance the HOA could have a meeting room inside the fire station. Mr. Powell stated that at this point, the goal of the Fire District is to build something without incurring any debt or minimal debt. He remarked that it will basically be a glorified steel building with a nicer exterior. The initial design will not have meeting space because the initial intent is to only build a base. Mr. Powell noted that when Eagle Mountain built a fire station, their meeting rooms, staff rooms, and other amenities were built in a second phase. He clarified that the design will include meetings rooms, a kitchen, and living space; but those spaces would not be built initially and could be out 15 to 20 years.

Manager's Report

Jody reported that a lot was accomplished this past month. Currently they were cleaning out culverts, repairing signs, and getting ready for winter. He was making sure the equipment is ready for when they need it.

Ms. Middleton understood the HOA needed to do a chip seal. Jody reported that it was a project for next summer. Ms. Middleton stated that the chip seal was already in the budget. She recalled that the Board had devised a plan to spread out the work over several years rather than all in one year to make sure it is budgeted every year.

Ms. Middleton asked Jody if the repairs were done on the dump truck. Jody answered yes.

Ms. Middleton noted that Scott Murray had offered to help with the winter parking lot cleanup, cleaning up abandoned vehicles and junk. Mr. Murray stated that Carol had asked him to take pictures that she could post. He took pictures today and approximately 40 vehicles do not have serial numbers and three have stickers. Ms. Middleton believed that information is used to help identify the owners. Ms. Middleton thought giving Carol the information was the first step so they can try to reach out to specific individuals. If all the owners cannot be reached, the HOA should then send out

another postcard. Scott understood that Carol planned to post the pictures on the HOA Facebook page to reach the owners.

Ms. Middleton asked Mr. Murray if he wanted to recruit anyone specific for his committee. The Board would vote to authorize Scott to form a committee to keep him from being liable if something happens. Scott stated that his son, Todd Murray, offered to help him.

MOTION: Stephanie Coleman offered to authorize Scott Murray to head up the winter parking lot cleanup committee with his son, Todd Murray. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Andrew Pagel referred to the wheel hub bearing for \$350. Jody stated that he did the work and the cost was only for parts. Mr. Pagel referred to the Capital One invoice and asked about the Howe Rental and Sales in the amount of \$4,000, dated September 5th. Jody was not aware of any trackhoe rental. The only rental was for the roller, which was rented all summer. The roller was rented in May on a monthly basis and it was returned the first of October. Mr. Pagel believed the charge was for the roller.

Mr. Pagel asked about the Big Country Auto expense. Jody replied that the expense was for the dump truck.

Paperless Meetings

Ms. Middleton stated that Tom LeCheminant had resigned from the Board and he was the one who picked up all the materials from Carol for their meetings. For that reason, the Board would attempt to have paperless meetings. The Board members could printout the materials at home or have it available on their phones to reference during the meeting. Ms. Middleton stated that the HOA now has its own recorder and she would upload the MP3 recording to the dropbox and Carol could download it from the dropbox.

The Board members were comfortable with paperless meetings. Andrew Pagel noted that he had created an additional folder in the box titled "Financials" to replace the paper financials that were distributed at each board meeting. Every month Carol will place the financial packet and the unpaid bills into the dropbox folder. Mr. Pagel thought this was a good reason to begin using the dropbox to organize all the documentations.

Long-Term Budget Meeting

Ms. Middleton reported that she and Andrew Pagel were meeting tomorrow evening at her house at 6:00 to set a long-term budget. All the Board members were invited to attend. The budget would include the chip seal that is required every three years, as well as other items that are intermittent, to make sure they have the funds to cover the cost. She thought it was important for the Board to be more proactive on those matters. Mr. Sears stated that the long-term budget should be updated annually because if the budget is set for ten years out, the needs could be different after the first three years.

Fund Reserve Analysis Study

Ms. Middleton noted that Carol had sent an email with attached documents. She asked Mr. Pagel if that was something the Board could do or should do. Mr. Pagel stated that he was still reading up on it. Essentially, a study was done in the past and he was still trying to understand the economic justification behind it. Mr. Pagel was comfortable continuing to put money into the funded reserve; however, he thought they should investigate higher interest earning accounts.

Mr. Rosing asked if Mr. Pagel was talking about the reserve analysis or where the money was being kept. Mr. Pagel explained that it is a study that outlines the reserve funds. Mr. Sears stated that a reserve study is required once every five years. Mr. Rosing clarified that a reserve study is required every six years and updated at the three year mark.

Ms. Middleton did not believe Tony Tyler had signed off on the last Fund Reserve Study. She thought it was important for the Board to do the Study. The cost was estimated at approximately \$2,000. Mr. Sears provided names of companies in Salt Lake who do reserve studies. He knew of two HOAs who used Wasatch Reserve Studies. Ms. Middleton recommended including the six-year study in the long-term budget. Mr. Sears suggested putting out an RFQ to understand the actual cost. He thought the companies might also include an example of how they perform the study.

Mr. Sears volunteered to contact Wasatch Reserve Studies and one or two other companies.

PI-D-8 – Noah Levine

Mr. Rosing stated that Summit County had indicated how the lot transfer could occur. It was more complicated than Mr. Levine initially thought, but it was still doable. Mr.

Rosing understood that Mr. Levine was talking with Pat at Summit County and it was still moving forward.

Mr. Rosing remarked that there is an unusual easement on Lot PI-D-7 to prohibit development on Lot PI-D-8. He believed the argument is that Mr. Levine's proposal would help the intention of that easement. If they make the deal, the HOA would not be able to do anything with Lot PI-D-8 because they would give up the development right.

Ms. Middleton stated that based on emails she has seen everything was still moving forward. Mr. Rosing intended to follow up with Mr. Levine.

CC&Rs Update

Ted Bonnitt reported on the public meetings that were held the past weekend, at which time they requested input for the second draft. Mr. Bonnitt stated that the committee met prior to this meeting to review the feedback submitted in writing and comments expressed in person at the public meetings. The committee was addressing the comments and making some allowances. One issue being addressed is the possibility of increasing the proposed house size to 4500 square feet as an effort to maximize its appeal.

Mr. Pagel stated that another issue discussed was eliminating the performance bond. He noted that the purpose of the bond was to pay the initial court fee to obtain a cease and desist construction order if anyone completely disregarded what the Board had agreed to and signed off per the Architectural Guidelines. Mr. Pagel remarked that since the HOA already has an impact fee and Summit County takes bonds, he did not think they should create more fees for people who want to build a house on the Ranch. Mr. Bonnitt stated that the committee felt the fees were getting burdensome, and that the \$6,000 construction fee covers that contingency.

Regarding short term rentals, Mr. Bonnitt remarked that the committee was looking at alternatives to present in a voting form to find out whether people do or do not want nightly rentals in a transparent and open process. Ms. Coleman asked if that vote would be separate from the entire CC&Rs approval. Mr. Rosing explained that there would be an option of no short-term rentals in the document. A separate amendment will go out with the document and everyone will be asked to vote on the CC&Rs document as written; and then to vote on the amendment which would allow short term rentals. Mr. Bonnitt thought it was the most equitable way to get votes. They do not want people who strongly support short-term rentals to feel like they need to sacrifice their concern for the future of the Ranch on all other matters. The intent is to give everyone a choice.

Mr. Pagel stated that the biggest intention was to make sure everyone felt that coming to the meeting, reading the document, and giving their opinions mattered. Ms. Coleman asked if the adjusted CC&Rs would be posted on the website prior to the vote. Mr. Bonnitt stated that the committee was insisting on a two-week window to study the document before the vote occurs. Since there is no time to facilitate another meeting, they plan to do outreach to answer questions and explain the language in laymen terms.

Mr. Pagel provided some examples of the changes. If the Board passes a rule and 30% of the owners vote to veto the rule, it is vetoed. The landscaping rule was changed from 120 square feet to 10% of the lot size. For every acre, an owner can do whatever they want with landscaping 4,300 square feet without Board approval. An additional comment was added stating that anything over 10% of the lot size would be addressed in the rules and definitions of the Architectural Guidelines, and the excess would need Board approval.

Ms. Middleton felt strongly that the Board should help people understand that if they plant species that can degrade the forest it could result in problems. Mr. Bonnitt noted that the committee had addressed that issue. There are Naturalists on the Mountain and Catarina was going to talk with all of them and form a committee to advise people. Mr. Bonnitt clarified that the reason for removing it from the CC&Rs and moving it to the Architectural Guidelines was to keep the format flexible. They will use the best minds to protect the mountain.

Mr. Pagel noted that another change is that people can store their RVs but they cannot live in them in the winter. They eliminated the Utah State Rules and Regulations related to driving OHVs within State Parks. However, they will still have Fire Suppression and SPARK arrestors. Mr. Pagel stated that addressing large reptiles was difficult, but after considerable discussion it was removed.

Mr. Pagel remarked that in the end the membership will vote on the CC&Rs and on nightly rentals and whatever the majority wants is what will stand. Mr. Bonnitt stated that the plan leading up to the November vote will be information to build awareness and to understand the true spirit behind the update.

Architectural Committee

Ms. Middleton noted that the Board needed to appoint a lead person on the Architectural Committee to replace Tom LeCheminant.

Mike Gonzales, Lot G-53, noted that the Architectural Guidelines state that every Area

Rep is part of the committee for activity within their area. Ms. Middleton thanked Mr. Gonzales for the information; and noted that there is also a core committee in addition to the Area Reps. Ms. Coleman asked if they should advertise it as a position needing to be filled with the other positions. Ms. Middleton was not comfortable making any positions contingent on the Architectural Committee. If anyone who is currently on the architectural committee wanted to take the lead, that would be helpful. However, they should still replace Mr. LeCheminant on the committee. Andrew Pagel volunteered himself or Joe Pagel to take the lead. Nicole Irving volunteered to be on the committee.

The Board discussed various options for reviewing the plans and making them accessible to the Board. Mr. Pagel thought they needed to make sure that an owner proposing to build should email all the proposed documents to the Architectural Committee prior to the next Board meeting, and those documents would be uploaded to the dropbox folder to be reviewed during the meeting. Ms. Middleton thought it was important for the plans to be reviewed by the Architectural Committee prior to the meeting so they can provide a recommendation to the full Board.

Andrew Pagel, Joe Pagel, Bruce Hutchinson, and Nicole Irving are the Architectural Committee members. Mr. Gonzales had volunteered if he was needed. Mr. Pagel thought they should include Mr. Gonzales since he had volunteered.

The Board agreed to give Carol the architectural plans and documents that Mr. LeCheminant has currently to be saved. Going forward, everything will be uploaded to the dropbox and filed digitally.

It was noted that Jann LeVitre had requested that the Board vote to make her head of a Tech Committee to protect her from liability when she posts on the website and Facebook or performs other technical work for the HOA.

MOTION: Nicole Irving moved to officially make Jann LeVitre head of the HOA Tech committee, giving her authorization to access and post on Facebook and the website. Ted Bonnitt seconded the motion.

VOTE: The motion passed unanimously.

New Construction and Additions

PI-B-19 – The Pole Barn

Ms. Middleton noted that the pole barn was being built without HOA approval by the Board. Carol had contacted Summit County and Ms. Middleton believed the County

visited the site and had stopped construction. Ms. Middleton remarked that Carol had sent a letter by Certified Mail and the letter was returned because the addressee does not have a valid mailing address. Carol followed up with a phone call and the property owner was rude and offensive. He was reported to Summit County and the County planned to follow up because the owner did not have approval from the Summit County.

Mr. Rosing asked if the HOA should send a follow-up letter. Ms. Middleton answered yes; however, she did not expect the owner to accept the letter. Mr. Rosing suggested that they send the letter certified and through regular mail to ensure that they receive at least one of the letters. Mr. Rosing stated that if necessary, he could have someone post the letter on the lot. Ms. Middleton asked Mr. Rosing to coordinate with Carol.

Lot PI-E-30

Mr. Rosing had sent a letter to the property owner of Lot PI-E-30 regarding the teal house color; as well as additional violations that the Board discussed at the last meeting.

Area 6 – Lot G-54

Mr. Bonnitt reported that Mike Gonzales, Lot G-53, had observed activity in Area 6 and brought it to his attention. Mr. Gonzales wanted to know whether anything had been done. Mr. Bonnitt stated that he met with the Karri and Steve Stone yesterday and asked them to attend this meeting to help the Board understand what they were doing to make sure it was in compliance. Mr. Bonnitt believed what the Stone's were doing required a process with the Board. Dump trucks coming up to the Mountain create impacts the Ranch, and for that reason, the HOA assesses an impact fee for construction. Mr. Bonnitt explained to the Stone's that plans need to be submitted to the Architectural Review Committee. Mike Gonzales had put together a presentation regarding their activity that he submitted to the Board. Mr. Bonnitt thought it was fair to both parties to be on the same page and to make the Stone's aware of the correct process.

Karri Stone asked if they were not allowed to cut down trees on their property. Mr. Bonnitt replied that they were doing more than just cutting trees. Ms. Stone acknowledged that a couple of dump trucks had hauled topsoil to their property. Mr. Rosing asked if they were grading. Mr. Stone replied that they were only stockpiling material for future construction. Mr. Bonnitt remarked that the Stone's told him yesterday that they wanted to do a switchback to get into the property. Mr. Stone stated that it was their long-term plan. At this point they were only stockpiling material. Ms.

Irving wanted to know what kind of material was being stockpiled. Ms. Stone replied that it was dirt and rocks. Ms. Coleman thought the question was whether the impact of what the Stone's were bringing in was a great enough impact for the Board to acknowledge.

Mr. Pagel stated that technically the Architectural Guidelines do not currently address excavation. The Architectural Guidelines address structures greater than 120 square feet. Mr. Stone stated that from his reading of the CC&Rs, they were allowed to have trucks come up before November 1st. They would not have anything come up after November 1st so they would not impact the roads.

Mr. Stone stated that when they reach the point of having a design, they would come to the Board with their plans and the required documents. They closed on the property three weeks ago and they were trying to stockpile the material before winter. Ms. Stone remarked that they have a concrete business. They had extra topsoil and decided to bring it up to their property. Mr. Rosing believed the Architectural Guidelines did not address excavation because it was contemplated as being part of an approved construction project. Ms. Stone explained that their property is steep and they would eventually like to add fill to make it easier to build a driveway or road to enter their property.

Mr. Pagel noted that the new CC&Rs, which still needed to be approved and adopted, lump together grading, landscaping, revegetation, etc. Mr. Rosing stated that based on his reading of the building rights, it is not excavation but it is construction. They are dumping dirt in order to build something. Ms. Irving clarified that they were dumping dirt now with the intention of building a road later. Mr. Sears pointed out that when they begin to construct, the Stone's would be required to pay the construction impact fee.

Mike Gonzales clarified that what he and Mr. Bonnitt both heard from the Stone's was that they planned to build a pad and a driveway. Mr. Gonzales agreed that it is a steep lot. On a 5:1 slope, Summit County requires engineering of any driveway going in. He believed the Stone's intend to build a driveway with pulverized rock and fill that was pulled from someone's yard because he saw sprinkler waste and wiring in the soil. Mr. Gonzales emphasized that someone could not build a road or a driveway out of those materials.

Mr. Rosing thought the Board needed to continue the discussion, and he did not anticipate taking action this evening. Ms. Middleton believed there was not specific enough information for the Board to address the situation. If 20 dump trucks come up it affects the roads and there is nothing offsetting the significant road damage. Ms. Stone remarked that if the number of trucks every reaches that high a number, they would

have already paid their impact fee.

The Board tabled the matter for a future Board discussion. Mr. Pagel suggested that the Board should also have a conversation with Summit County Engineering regarding erosion control and grading. He volunteered to contact Summit County.

Abandoned Buildings and Trailers

Ms. Middleton was unaware of anything specific. She asked someone to follow up with Carol to see if there were lingering issues with abandoned buildings and trailers. Ms. Coleman volunteered to call Carol.

Snowplowing RFP

Ms. Middleton noted that the Board made the decision at the Budget Meeting to contract with Brian Myers for another year; however, the snowplowing contract needed to be formalized through a motion and vote.

MOTION: Nicole Irving moved to Approve the snowplowing contract with Brian Myers in the amount of \$33,000 to plow the connector for the upcoming winter season. Ms. Middleton seconded the motion.

VOTE: The motion passed unanimously.

Monthly Budget Review

Andrew Pagel reviewed the unpaid bills detail totaling \$12,474.21.

MOTION: Andrew Pagel moved to Approve payment of the Unpaid Bills as presented in the amount of \$12,474.21. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Ms. Irving reported that Bill Benelli's Memorial Service would be held on October 26th from 1:00-4:00 at the Benelli home. Ms. Benelli was overwhelmed with the offer from the Board to do a memorial bench or something in his honor and was not prepared to think about at this time. Ms. Irving thought the Board should still keep it in mind; and she would try to work it into the recreation/park fund.

Ms. Middleton stated that she and the Vice-President sign the checks that Carol sends every month. She suggested that Mr. Sears or others who come up from the Valley

coordinate to pick up the checks from Carol. Mr. Sears was willing to pick up the checks and asked Ms. Middleton to text or call him to coordinate.

Open Forum

Paul Suitor, Lot PI-G-36, noted that the Board had mentioned removing the additional performance bond from the CC&Rs; and he thought it was a bad idea. He liked having the performance bond in the CC&Rs because they recently dealt with a less than stellar contractor who made all types of mistakes that the Board would not be happy with, including dumping salt on the road. Mr. Suitor remarked that Summit County does not care about those things but the HOA does. He thought it was important to keep the performance bond. Mr. Pagel explained that the HOA would still have the power to fine for violations. Mr. Rosing pointed out that the new CC&Rs document gives the Board the ability to specially assess a lot for the damage costs that the lot caused the HOA to incur.

Mr. Rosing stated that he personally likes performance bonds; but he was also comfortable removing it because the HOA has a significantly large impact fee. Mr. Rosing also pointed out that the owner is always responsible for who they bring on the mountain; therefore, the fee or fine is paid by the owner and not the contractor.

Mr. Suitor asked about the change to the definition of landscaping. He asked if the square footage includes the driveway, or additional areas like lawns and gardens. Mr. Pagel stated that when an owner plans to build, the Board would approve the actual defined driveway. Mr. Suitor clarified that he was talking about the change to the landscaping area in the CC&Rs. Mr. Pagel stated that before someone has a proposal to build and they want to do grading, landscaping, and/or revegetation to more than 10% of their land, they would come to the Board for approval and be required to abide by the rules and regulations in the Architectural Guidelines. Mr. Pagel clarified that when someone initially builds their house, the driveway included in the plans would be separate. However, if the house and driveway are already built and someone wants to make changes to the driveway that is outside of what the owner and the Board agreed upon, and the area is greater than 10%, it would come back to the Board.

Michele Suitor, Lot PI-G-36, asked if the CC&Rs were closed for community meeting comments. Mr. Bonnitt replied that there would be no public meetings, but the committee was still accepting comments and suggestions while they were adding the final touches.

Ms. Suitor stated that a group of people were still on the fence regarding the revisions and they would like to vote on specific pieces to see if they could meet in the middle.

She had a list of comments she would email since they were still accepting comments.

Regarding excavation, Ms. Suitor stated that Summit County has a definition in the County Building Code about moving dirt. She was familiar with it because they had recently built. Ms. Suitor offered to find the Code section and email it to the Board. Mr. Gonzales noted that the ordinance was in the file he provided to the Board for the Stone matter. It was Ordinance 315; however, what he sent was a summary and not the full ordinance.

Ms. Suitor understood that Area Reps serve three-year terms and the terms are rotated so they expire in different years. She asked for the term stop and start dates for each area. Ms. Middleton noted that Carol keeps track of term expirations and Ms. Suitor should email Carol for that information.

Ms. Suitor was pleased to hear who was on the Architectural Committee because until this meeting none of the owners seemed to know. She was surprised to find that the HOA also has a lot cleanup committee, a landscaping committee, and now a tech committee. Ms. Suitor asked if the Tech Committee could post the different committees on the website and the people involved with each committee. Ms. Middleton thought it would be difficult to identify each person involved with a committee because those positions shift. She suggested having an email address for each specific committee like they currently do for the Architectural Committee and the CC&Rs Committee. If they set up a separate email for the Tech Committee, whoever is on the committee will receive the email.

The Board explained the process if an Area Rep does not complete their three-year term. Ms. Middleton noted that per the Bylaws, Area Reps are elected by the popular vote every three years. If someone steps down, the Board will reach out to the Ranch community and ask people to submit bios if they are interested in filling the position. The Board then appoints someone to fill out the remainder of the term. If that appointee wants to continue for another term, they would then go through the official election process. It was noted that when Mr. Bonnitt became the Rep for Area 6, the process was slightly different because that position had turned over three times very quickly. For that reason, the Board decided to have the people vote and Mr. Bonnitt had to go through an election. However, because the term was expiring, if Mr. Bonnitt wants to stay on, he will need to go through the election process again this year.

Ms. Middleton noted that two people have left the Board and the remaining Board members were going to follow the Bylaws and appoint someone to finish their terms. Mr. Rosing stated because the Board appoints, there is a straw poll and the Board follows the results of the straw poll. Mr. Rosing remarked that the Board could not just

decide to open a position for election if the term has not expired. However, the Board can have a vote and appoint whoever wins.

Mr. Pagel asked if the Board would officially do a popular vote for Vice-President and Secretary. Ms. Middleton noted that if they did that, it would not be in accordance with the Bylaws. She asked what the Board preferred to do. Ms. Middleton stated that even though they would be following the Bylaws, she was concerned that the neighbors would accuse the Board of having insider nominations. She noted that the Board thought it was appropriate to follow the Bylaws by putting out an email and asking for nominees; and then voting as outlined in the Bylaws to fulfill the remainder of the terms. Ms. Middleton pointed out that when they did not follow the Bylaws with Area 6 it only caused confusion.

Ms. Irving thought the Board should send out an official correspondence outlining the process they will follow and why. Everyone throughout the community will have the same benefit of knowing what the Board is doing. The suggestion was made to post it on the official HOA webpage. The Board agreed that they need to do a better job of using the webpage and keeping it updated.

Ms. Middleton clarified that she would ask Carol to put out an announcement for Vice-President and Secretary. Everyone will see that announcement because it is neighborhood wide. Ms. Middleton pointed out that emails related to a specific area are only seen by the residents in that area. Carol will write the email and Ms. LeVitre will post it on the website and the Facebook page.

Someone asked if the Oil Well parking lot was privately owned or part of Pine Meadow. He noted that earlier in the meeting the Board outlined the HOA approved parking areas. Another person recalled a similar discussion a year or two ago and at least half of it was private.

Ms. Suitor asked about the budget. Ms. Middleton stated that last year's budget was posted on the website. Ms. Suitor had that budget, but she thought they would also get updates on the year to date balance. She believed a lot of people were looking for that information. Ms. Middleton noted that the year to date balance sheet is not posted on the website; however, anyone can contact Andrew Pagel for that information. Mr. Pagel stated that he is always happy to answer questions; but he will not respond to budget questions on Facebook. People can either email him or talk to him at a meeting. Mr. Pagel stated that he would be presenting a powerpoint on the Budget at the Annual Meeting.

John Adams, Lot FM-D-136, referred to CC&Rs Article 10.5 regarding roadside parking,

and wanted to know the rationale for no roadside parking. Ms. Middleton replied that it was safety and snow removal. Mr. Adams asked if that could be addressed through the Rules instead of an Article of the CC&Rs. He wanted to know what happens during the holidays when it is necessary to park on the side of the road. Ms. Middleton stated that if that happens, people will get a warning letter. Mr. Pagel noted that roadside parking was already prohibited in the Rules primarily due to safety hazards and snowplowing.

The Board adjourned the Regular Meeting and moved into Closed Session.

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