

Approved
December 15, 2016
As written

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SONS OF UTAH PIONEER HALL
3301 EAST 2920 SOUTH
SALT LAKE CITY, UT
NOVEMBER 15, 2016

In Attendance: Tony Tyler – President; Dan Heath – Vice President; Honey Parker, Secretary; Matt Brown (Area 1); Jeremy Jespersen (Area 2); Alan Powell (Area 3); Tom Deaver (Area 4); Bruce Hutchinson (Area 5); Mike Gonzales (Area 6); Tom LeCheminant (Area 7)

The meeting was called to order at 9:03 p.m.

New Construction

The Board reviewed plans for a proposed shed on Elk Road. The owners are Rudy and Stephanie Conje, Lot PI-D-90. The shed is 12 x 16 with gray roof shingles, brown wood exterior and green trim. The total size is 196 square feet. There will be no power or utilities. Mr. LeCheminant had all of the required paperwork. If Carol could call the owner he would pay the fees over the phone with a credit card.

Mr. Gonzales pointed out that there were various shades of gray and he asked if Mr. LeCheminant had seen the actual colors. Mr. LeCheminant stated that he had not seen the colors. The owner told him what the colors would be.

Mr. Tyler suggested that the Board could make a provisional approval that Mr. LeCheminant review the colors for compliance with the guidelines.

MOTION: Tony Tyler moved to APPROVE the plans as presented, at an impact fee of \$1.20 per square foot for 196 square feet, and subject to conformance of the roof color. Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

Mr. Brown reported that he had met with Mr. Wilcock, the owner of Lot 43. His lot is landlocked and he would like to sell the lot. Mr. Brown noted that a road was originally platted called Bull Moose Circle, but the road was never put in. Mr. Brown requested that the Board address the issue and add it to the list for 2017. Ms. Parker asked if the road goes across another property. Mr. Brown answered no. Mr. Wilcock originally owned Lots 42 and 43. He sold Lot 42 and Lot 43 is landlocked. It was noted that the lot is technically not landlocked but there is not a finished road to access the lot.

Mr. Tyler stated that they would have to pull up the plat to make sure the road exists, and have it surveyed. He thought it was a classic example of the HOA doing something for a member. He agreed that it should be added to the list for next year. He asked Mr. Brown to raise the issue again in the Spring so they would not forget about it.

Monthly Budget Review

Mr. Tyler reviewed the unpaid bills detail. He noted that the bill from Cody Sorensen was a \$12 reimbursement for a drill bit that he paid for on his personal credit card.

MOTION: Tony Tyler moved to APPROVE the unpaid bills detail as presented in the amount of \$30,940.74. Alan Powell seconded the motion.

VOTE: The motion passed unanimously.

Bonuses

The Board discussed bonuses. Mr. Tyler remarked that bonuses are performance based and everyone did a great job this year. He suggested that they give Jody a \$1,000 bonus, Carol a \$500 bonus, and Cody a \$250 bonus, which is consistent with what they received last year.

MOTION: Tony Tyler moved to provide an annual bonus to Cody Sorensen for \$250; to Carol Steedman for \$500, and to Jody Robinson for \$1,000. Alan Powell seconded the motion.

VOTE: The motion passed. Mike Gonzales voted against the motion. Tom Deaver abstained.

The Board members commended Mr. Tyler for how he facilitated the Annual Meeting. Ms. Parker was pleased that Mr. Tyler had pointed out the positive things that happened on the Ranch and the areas where the community or members of the community came together and were involved.

Mr. Deaver stated that his garage has Tyveck material around the bottom portion. His blueprints were stamped and approved by Summit County allowing exterior plywood with battens on it for fake board and batten, sealed and stained log brown to match his house. The inspector came up and told him he could not do it. Even though he had signed, stamped and sealed approved documents, the inspector will not give him a final inspection until he puts on siding. Mr. Deaver stated that the roof was the same. The walls will be brown to match the house. There will be no power or utilities.

The Board discussed the pole fence that was being installed. Mr. LeCheminant had spoken with the contractor. Mr. Powell stated that it is a natural boundary fence and it is under 3 feet. Mr. Gonzales noted that the fence should not have been started without

Pine Meadow Ranch Owners Association
Monthly Board Meeting
November 15, 2016
Page 3

approval. Mr. Powell replied that the only construction done was the shed. Mr. Tyler agreed with Mr. Gonzales that fences are considered a structure and they should be approved. The owner needed to submit plans for approval. Mr. Tyler explained that the intent is to avoid having people fence their entire lot.

Approval of Minutes

The Minutes of October 20, 2016 were tabled to the next meeting since the majority of the Board had not had the opportunity to read the minutes.

The meeting of the Pine Meadow Owners Association Board adjourned at 9:20 p.m.
