

PINE MEADOW RANCH OWNERS' ASSOCIATION  
MONTHLY BOARD MEETING  
IN PERSON & VIA ZOOM VIDEO CONFERENCE  
NOVEMBER 15, 2022

In Attendance: George Sears, President; John Adams, Vice-President; Michelle Suito, Secretary; Andrew Pagel, Treasurer; Marty Hansen (Area 2); Shaun Baker (Area 5); Paul Suito (Area 6)

The Board held their regular Board meeting following the Annual Meeting.

George Sears called the meeting to order at 9:28 p.m.

## **Minutes**

### October 18, 2022

John Adams referred to page 2 of the Minutes, the second paragraph, second sentence under Ranch Manager Report, and added "of limestone" to the sentence to correctly read, "One option is to put down 3-5 inches **of limestone** on top of the roads, mix it up with a limestone solution and compact it in."

Mr. Adams referred to page 7, 3<sup>rd</sup> paragraph, fourth sentences and changed "The Board will make a discussion...." to correctly read, "The Board will make a **decision...**"

Mr. Adams referred to page 9 under Architectural Review and noted that three paragraphs were printed twice: The paragraph beginning with "Mr. Adams reported that last month...", the motion made by John Adams, and the vote on the motion that passed unanimously. The duplication should be deleted.

MOTION: George Sears moved to approve the Minutes of October 18, 2022, as corrected. Michelle Suito seconded the motion.

VOTE: The motion passed unanimously.

## **Monthly Budget Review.**

Mr. Pagel reviewed the unpaid bills.

MOTION: Michelle Suito moved to approve paying the unpaid bills as presented in the amount of \$25,664.54. Marty Hansen seconded the motion.

VOTE: The motion passed unanimously.

### **Architectural Review Committee**

Michelle Sutor commented on a fee for the utilities. She recalled talking about it, but she did not believe it was voted on. Mr. Adams replied that the utilities were not going in now. Ms. Sutor recommended waiting until the entire Board was present to vote. Mr. Adams stated that the fee would not go into effect until the first of the year. Ms. Sutor preferred to defer the conversation to the next meeting.

#### PI-F-18

Mr. Adams stated that last Spring the Board approved an adjustment in square footage for Lot PI-F-18. Since the approval, the owners found that costs are much higher than expected and have decided to scale down the house size. It will be the same house plan with a smaller footprint. The house size will be reduced to 2,879 square feet instead of the 4,123 square feet originally approved.

Mr. Adams stated that if the square footage is approved, the HOA will owe the owners a refund in the amount of \$1,495.20.

Mr. Adams noted that the materials proposed are consistent with what was originally presented. They have additional colors that are mostly browns and dark bronze.

The Architectural Committee reviewed the revised square footage and found no issues.

MOTION: Michelle Sutor moved to approve the reduction in square footage to 2,879 square feet for Lot PI-F-18 and refund the \$1495.20. George Sears seconded the motion.

VOTE: The motion passed unanimously.

The meeting of the Pine Meadow Owners Association Board adjourned at 9:35 p.m.

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