

PINE MEADOW RANCH OWNERS' ASSOCIATION
ANNUAL MEETING
IN PERSON AND VIA ZOOM VIDEO CONFERENCE
SONS of UTAH PIONEER BUILDING
SALT LAKE CITY, UT
NOVEMBER 9, 2021

In Attendance: George Sears, President; John Adams, Vice President; Michelle Sutor, Secretary; Andrew Pagel, Treasurer; Dwaine Anderson (Area 1); Marty Hansen (Area 2); Sam Vincent (Area 3); Bruce Hutchinson (Area 5); Paul Sutor (Area 6); Scott Boyle (Area 7)

Excused: Nicole Irving (Area 4)

Ex-Officio: Robert Rosing, HOA Counsel; Nolan Mitchell, Fire Safety Coordinator
Carol Steedman, KGC Associates, Inc

President George Sears called the meeting to order at 6:37 p.m.

Mr. Sears explained that for voting purposes, the board needed to recognize those who were participating online or on the phone, and he asked that everyone provide their lot number and address to verify they attended this meeting. Those who were only identified by a phone number should contact the Pine Meadow Ranch Office to indicate that they were online or on the phone so they would be able to vote.

Mr. Sears remarked that any item that requires action this evening requires 51% of the owners who attend the meeting to vote for approval. The members physically present at the meeting would receive a paper ballot for voting.

Statistics

Mr. Sears gave a power point presentation showing the current statistics on the Ranch. He noted that the numbers in parenthesis were from last year. The number of landowners was 371 last year and that number is 357 this year. The number of full-time residents went from 139 last year up to 152 this year. There was very little change in the number of part-time residents. Mr. Sears pointed out that the total number of property owners went from 808 last year to 807 this year because one owner combined his properties.

Mr. Sears commented on the number of landowners who started building on their lot. He noted that last year the Board approved 14 Lot Improvement Plans. He pointed out that a Lot Improvement Plan means that someone either built a brand-new building or expanded their existing building. Mr. Sears noted that so far this year, the Board had approved 19 Lot Improvement Plans, and four additional Lot Improvement Plans were waiting for review.

Approval – 2020 Annual Meeting Minutes

Mr. Sears reported that the Minutes of the 2020 Annual Meeting were posted on the internet and hard copies were provided for those who were physically present.

Approved Ranch Projects in 2021

Mr. Sears commented on the gravel, the slurry seal, the cracked sealing, the mag water applications. He noted that Jody had also fixed the bad intersections where water was consolidating, and more gravel needed to be added. Mr. Sears remarked that people are always asking why more roads cannot be done. He explained that the number of projects approved each year are based on the budget.

Fire Mitigation

Mr. Sears commented on the significant amount of work that was done to clean up Tollgate Canyon. He noted that a lot of work was also done on individual properties. The burn piles are larger than normal, and a lot of work still needs to be done for fire mitigation.

Mr. Sears thanked the Fire Committee for doing a great job. He also expressed appreciation for the members who volunteered to help in the cleanup process.

Water Company

Mr. Sears asked if the attendees were aware that the Water Company would most likely become part of Mountain Regional next year. He noted that the HOA has one seat on the Water Board, and they will do their best to keep the members informed.

Mr. Sears stated that there is a tab on the Water Company's website that people can click on to find updated information the Water Company provides to the shareholders regarding the integration into Mountain Regional. He noted that currently the Water Company is in a review process where Mountain Regional will determine whether they actually want Pine Meadow Water to integrate into their system.

Communications

Mr. Sears stated that the Board is making an effort to find better ways to communicate with the property owners. They have tried to do a newsletter more often with pertinent information.

Broadband Opportunities

Mr. Sears noted that many had already responded to the survey that was sent out and there was a lot of interest both for and against.

John Adams provided a brief outline of the broadband opportunities and how it came about. He explained that in October Summit County reached out to see whether Tollgate would be interested in a potential grant opportunity that could pay approximately 75% of an \$11 to \$12 million in fiber optic infrastructure within the community. Summit County had talked to ISB Partners and Comcast was interested in being a strong participant in the remaining 25% to become the provider of internet services and to bring that service into the community. Mr. Adams stated that Summit County also said that if the community is interested, the County would find a way to make this happen. In addition, Summit County offered to do all the grant writing for Pine Meadow. The grant proposed was through the American Rescue Plan Act of 2021.

Mr. Adams remarked that at the time the Board wanted to see what the community wanted before making any decisions and they sent out a survey. The survey went to everyone with a lot of questions. He noted that 223 people out of 807 property owners responded to the survey and provided feedback.

Mr. Adams noted that the survey asked if the owner would be interested in high speed wired broadband within Tollgate. Out of 223 responses, 152 people said yes. The other 71 said no. Mr. Adams stated that in looking at the data, the data shows that 54 of the 152 who said yes also provided a comment. Of the 71 who said no, 36 people commented and were strongly against it.

Mr. Adams remarked that of the 152 who want broadband services, 60% only want basic internet service. Altogether, 152 people want either internet or internet and TV service. Everyone who wants internet wants it to be extremely fast. Mr. Adams stated that in looking at all the Comcast packages, the survey asked what people would be willing to sign up for. He noted that it came down to basically \$80 per month. He believed that was in line with what people are currently paying for 70 megabytes per second.

Mr. Adams provided results from the rest of the survey. Only 4% of people would approve of overhead lines. The majority would support underground boring and trenching.

Mr. Adams outlined the three components of the process: a grant, Comcast, and Summit County. The survey asked if people would be willing to pay for the final connection to individual houses if Comcast laid the fiber optics cable throughout the community. He noted that three people were

willing to pay the \$2,000 for that connection and 24 people did not respond to the question. The average came up to approximately \$302 per house, which comes out to \$46,000 for the 152 people in favor.

Mr. Adams noted that the survey also asked how the installation process should be completed. He stated that 35% preferred to pay Comcast directly; 52% preferred a *one-time* assessment, and 42% said no to any *one-time* assessment or an extra fee. Another question was whether the HOA should make a reserve fund contribution or a symbolic gesture to let Comcast know the HOA is investigating it. Mr. Adams stated that Summit County asked if the community at large would make any kind of contribution. If so, Summit County might be willing to make more of a contribution. Mr. Adams remarked that for those in the \$5,000-\$30,000 range, the average came out to \$11,000.

Mr. Adams stated that another survey question asked for the property owner's status on the mountain. He noted that of the people who responded, almost 50% are full-time; 31% are part-time; and 20% are land only. On the question of positivity or negativity, Mr. Adams state that 71 out of 110 full-time owners were in favor. The end results are that 64% of full-time owners are in favor of broadband services and 36% are opposed. For part-time owners, 67% are in favor and 33% are opposed. Mr. Adams remarked that 80% of land only owners who responded were not in favor.

Mr. Adams stated that finally they looked at how this compares with the total Ranch. He remarked that there are 357 landowners on the Ranch, 298 part-time homes, 152 full-time owners for a total of 807 properties. In terms of participation in the survey, 12% (43) of the landowners responded, 23% (69) of part-time homeowners responded, and 72% (109) of full-time owners responded.

Mr. Adams reported that on October 27th Summit County gave their grant writer the authority to move forward with the grant application. Comcast later decided it was not ready to move forward with this particular grant and wanted more insight into what the community really wants. Comcast would like to have more direct discussions with the community and suggested pushing it into 2022 to see what happens with the federal Build Back Better bill. Mr. Adams stated that the discussions were momentarily paused, but the HOA could still have the dialogue. It is up to the HOA to decide how to move this forward or whether they choose not to move forward.

Mr. Adams stated that during the survey process they learned a lot about the people within Tollgate. There are strong opinions, and he appreciates hearing all of them. He has a list of priorities that he believes are important, and he would like to know how the Pine Meadow community would prioritize many projects on the list. Mr. Adams thought it was important to

respect change and to respect their differences. The challenge is to find a way to preserve what is important to everyone, and to acknowledge the rights of others to move forward in a peaceful manner. The Board will continue to reach out to people and he asked everyone to think of ways to help meet the challenge.

Mr. Sears explained why Summit County was interested. He noted that there is a map of Summit County showing where broadband is available. In the middle of Summit County, where a lot of people live, no real broadband system is available, and that area is Tollgate. Mr. Sears stated that Summit County is trying to serve all the owners who live within the County. He stated whether full-time or part-time, they recognize that the level of services they get on the Ranch compared to Park City or other places are on the lower end. Mr. Sears emphasized that Summit County was trying to find ways to provide them with additional services.

Elections

Paul Suitor thanked everyone who submitted their name as a candidate, noting that it is a taxing and sometimes thankless job. The neighbors are not always happy, but the Board does their best to maintain the rules, so everyone is treated fairly. Mr. Suitor asked those running for office to briefly introduce themselves.

George Sears stated that he has been a member of the Board for nearly 2-1/2 years and has been the Board President for a little more than a year. He believes they can no longer budget year to year. That there is a great need for planning 3-5 years ahead for the future. Mr. Sears encouraged the owners to demand from whoever is on the Board to begin to put plans in place for everyone to understand the direction we need to go to support the community.

Mr. Sears agreed with Paul that being on the Board can be a challenge, but he also believes it is a great opportunity for everyone to work together to make the Ranch a better place for all.

John Adams stated that he has only been Vice-President for four months. He responded to the vacancy that was unfilled for a while and volunteered to be part of the Board. Mr. Adams remarked that after becoming a Board member he realized just how much work is involved and how much needs to be done. Mr. Adams stated that he has truly enjoyed his time on the Board. There is so much going on that there needs to be a level of solid planning and dedication. The Area Reps and Board Members must be open to communication and committed to transparency and oversight. Mr. Adams stated that he would like to stay on the Board to strengthen communication and transparency because everyone should be part of the decision-making process.

Michelle Suitor stated that she has been the Board secretary for two years. She agreed that there is a lot of work to do and being on the Board is a lot of work; however, she is passionate about it and there are things she would like to see completed. One project is to put in a pavilion where people can congregate. She mentioned events such as the Fire Safety meetings, ice-cream social, and trunk or treat. She noted that over 88 people came to trunk or treat. There are 25 kids on the Mountain, and it will continue to grow. Ms. Suitor stated that she is on a committee with Nolan Mitchell and other fire safety members working to get a full-time fire station on the Ranch. She tries to be open minded and transparent, and to listen to both sides of an issue.

Marty Hansen stated that he was appointed to the Board as the Area 2 rep four months ago when the Area 2 rep moved away. He has had a cabin for 20 years and they spend every weekend on the Ranch during the summer. He has been a part-time resident for almost four years. He is an accountant by profession and has been retired for 12 years. Mr. Hansen thinks the Ranch is beautiful and he loves to be there.

Mariana Mavor stated that she has been a full-time resident since April 2018. Her background is 12 years in the financial services industry and another ten years as a financial consultant. She works from home. Ms. Mavor remarked that she now has a little more time to be involved, although she has been engaged on the property for the past 3 years. She is willing to work with all the other Board members in supporting what is best for the HOA and the Mountain at large. Ms. Mavor stated that she is willing to spend her time and energy and bring new ideas to the table. She hopes to be creative in problem-solving and to do whatever is necessary to move some of the projects forward.

Mr. Suitor noted that Ms. Mavor is a full-time resident.

Sam Vincent stated that he has been functioning as the Area 3 rep for a few months. He also worked with Nolan Mitchell and others on fire mitigation throughout the summer and fall. He and his wife bought their cabin a year ago. They love their neighbors and the community. He cares about the HOA functioning well and he would like the HOA to be able to serve the community and solve its problems so they can all overcome the challenges.

Katie Winters stated that she turned in her bio at the last minute after receiving a call that there was a potential seat that might not be filled. She submitted her name to be helpful, and she is passionate about helping and amazed by the residents and the sense of community. She is happy to do whatever she can to help. Ms. Winters stated that she spent time with a small group of people forming an organization that was originally called Emigration Canyon Sustainability Alliance. It was a handful of people coming together to protect the water and the land. She believed they contributed a positive benefit. Ms. Winters believes Tollgate is even more unique

because of the tightness of community and the willingness to help. For that reason, she was volunteering to be on the Board.

Leslie stated that she and her husband moved to the Ranch in December of 2020. She believes fresh blood is very important and she is happy to step in wherever she is needed. She and her husband love it on the Ranch, and they plan on staying a very long time. To have a solid HOA that is willing to have great communication and transparency and to really listen to everyone on all the various issues is important to her and she would like to be a part of helping in whatever way she can.

Bruce Hutchinson stated that he built his family retreat in 2000 and they have been on the Ranch for over 20 years. He noted that Pine Meadow was originally established as a seasonal use area, and it is now becoming a more desirable area for people to raise a family. It has created unusual conditions that they are attempting to work through. Mr. Hutchinson believes he has had enough experience on the Board to understand what is needed.

Shaun Baker stated that he has been on Alexander Canyon for 23 years. He has served on the Water Board for the last two years. Last summer he decided to start talking to the neighbors in his area, and he met more people last summer than he did the first 20 years on the Ranch. Mr. Baker stated that he started a white board writing down the issues that he heard from people and currently he has four white boards full of issues. Since the neighbors pushed him in this direction, he decided it was time to serve on the HOA Board.

Mr. Sears stated that this year the HOA provided the opportunity for everyone running for office to give an expanded bio and he encourage anyone with internet access to read those bios. The shorter bios will be included on the actual ballot that will be mailed to everyone. He also noted that the email addresses are online, and people can contact the individual candidates via email if they have questions or would like additional information. Mr. Sears encouraged all the owners to get acquainted with their Area Reps because they represent their needs on the Board.

Amendment to the Bylaws

John Adams remarked that currently the Bylaws only allow the HOA to vote via paper ballots. Some people do not live close, and others cannot always attend the Annual Meetings. He also believes some people would like a more modern experience for voting. Mr. Adams stated that the Board has been discussing this idea for a while and they were ready to introduce the idea of electronic voting.

Mr. Adams asked all the members to allow the Board to look at the process of electronic voting

to figure out the most appropriate and secure way to accomplish electronic voting. He noted that the proposed amendment to the Bylaws would add one sentence stating, "The Association is authorized to distribute and collect ballots and proxies to and from the members by electronic transmission for such procedure set by the Board as a rule, which rule shall not be inconsistent with the Utah Revised Non-Profit Corporations Act". Mr. Adams explained that if they amend the Bylaws to allow that sentence to be included into the Bylaws, it will give the Board permission moving forward to create the actual structure around electronic voting and it would go into the Rules.

Mr. Adams stated that the Board will look at how the members give consent for online voting or electronic voting. They will look at how someone can opt out of that process after giving consent. The Board will also look at the best way to authenticate the voter's identity to make sure it is actually the property owner who is voting. Ms. Adams stated that they will look at ways to validate each electronic vote and how to transmit a receipt to each voter. The last consideration is how to archive all the information, so it is available if necessary.

Mr. Adams remarked that electronic voting could also expand the number of people that are counted in terms of whether they have a quorum, which may be important in a situation where there is a topic that requires participation by as many people as possible. Mr. Adams noted that the Board strongly recommended looking into electronic voting, and they were willing to listen to anyone who had questions.

Mr. Sears emphasized that electronic voting would not take away the current voting process. It only allows another option.

Budget

Andrew Pagel, Treasurer, reviewed the 2022 budget, as well as the reserve contributions. He announced that currently the Board was proposing a \$50 per year increase for potentially the next three years. The key increase is \$50 for this year and the Board will re-evaluate whether the increase is needed again for the following two years. Mr. Pagel explained that the Board has been slowly working to get the HOA off the dependency of Variable Income, which is primarily construction assessment fees. His goal as Treasurer is to keep the HOA least expensive as possible. He does not believe there is a reason to raise dues unless it brings additional value to the owners. Mr. Pagel stated that the \$50 increase would get the HOA away from depending on the construction assessment fees and cover the remaining expenses. He noted that money from the Annual Assessments, the SS lots, and the mailboxes would cover other yearly expenses. The Variable Income from construction assessment fees during a good building year can go into a reserve account. If the economy is bad and construction is low, it will not affect the ability to pay

their expenses.

Mr. Pagel stated that the previous reserve analysis was in 2014. A current analysis was done a year and a half ago which showed a higher amount. Based on projections, the Board believes the amount needs to be increased to make sure they have enough to pay for anything unforeseen in the future.

Mr. Pagel presented the budget and noted that the items marked in yellow were changing. The Annual Assessment will increase with the \$50 per lot increase. Mr. Pagel stated that the insurance was slightly increased as a function of inflation. He noted that the biggest insurance change was last year; however, research by the previous Vice President, Nick Jackson, showed that the insurance they had for the last 20 years was insufficient for legal protection and from a general equipment standpoint. The Board continues to purchase more assets with the addition of a second employee.

Mr. Pagel noted that the line item for payroll was consolidated because they have two employees and they did not want to show the salary, etc. He stated that even though they were increasing the employee payroll to account for inflation every year, the actual cost of the overall payment was reduced due to the fact that the insurance cost for employees is less. Mr. Pagel noted that the professional fees were for Carol Steedman, who is an asset to the HOA.

Mr. Pagel stated that the property taxes were increased slightly by Summit County. He pointed to the actual income versus the actual expense. He thanked John Adams for helping him organize the accounts.

Mr. Pagel noted that the Water Company is looking at doing a merger with Mountain Regional. When that occurs the HOA will be acquiring some assets that will cost money that was reflected under the Water Assessment.

Mr. Pagel indicated a slight decrease in the Total Fixed Expenses.

Regarding the Variable Expenses, Mr. Pagel noted that the price of fuel has increased, however, there were no major changes to the variable expenses.

Mr. Pagel noted that Fire Mitigation was a new line item on the budget. Due to the help of many people, fire mitigation became a priority. This is the first year there is a direct line item of \$5,000 going towards a subcommittee and fire safety. That number was increased from \$5,000 to \$15,000 when the subcommittee was able to show their effectiveness.

Mr. Pagel stated that the budgeted amount for overall road maintenance, aggregate and sand would remain the same at \$50,000. He noted that a large part of the overall expenses goes towards the employees and the work they do to maintain the roads. Mr. Pagel stated that slurry seal occurs every three years. Each year they dedicate \$20,000 to slurry seal so they have the \$60,000 set aside in the reserve fund when it is time to apply the slurry seal. Mr. Pagel noted that anything identified in blue was a reserve fund.

Mr. Pagel pointed out that total road maintenance was \$126,000. He explained that the Junction to Arapaho line item happened a few years ago when the HOA decided to vote to approve the two-way ingress/egress, which allows snow plowing on Forest Meadows along with Tollgate Canyon Road. That plowing is contracted out because the Ranch does not have the manpower nor the assets to do it. He noted that \$35,000 over a 7 month period is the amount to contract plowing the second point of ingress/egress on the Forest Meadow side.

Mr. Pagel stated that the overall total expenses have been consistent. In 2021 the budget was \$435,000. The budget for 2022 is \$432,000. If the members vote to approve the \$50 increase it would add \$40,000. He noted that the income for next year with the \$40,000 increase minus the expenses would leave a surplus of \$42,000. He pointed out that the amount projected each year from construction assessment fees as variable income is \$42,000. He stated that the \$50 increase would enable the HOA to pay for variable and fixed expenses with only the fixed income. The variable income would go into a reserve account.

Mr. Pagel stated that the Money Market Reserve is the rainy-day account. The current balance was \$284,650. The interest was .5%, which is less than the inflation that the fiscal policy of Congress sets. It is important to make sure that any money in this account is duly allocated for a potential event that could occur in the future. Mr. Pagel noted that last year they put \$73,000 towards the contribution. This year they were proposing a \$40,000 contribution. He explained that the \$40,000 would come from extra income over what was projected.

Mr. Pagel reviewed the overall Fee Schedule.

Fire Mitigation

Nolan Mitchell provided a brief update on fire mitigation and thanked everyone who volunteered. He also thanked those who volunteered to be on the fire committees. A lot of work has been done and it was definitely a group effort.

Mr. Mitchel reported that approximately 750 volunteer hours on Lower Tollgate was donated last year. They got about a third done with those 750 volunteer hours. He pointed out that they

cannot expect the volunteers to volunteer that much time each year and they need to look at other solutions. Mr. Mitchell commented on the large size of the burn piles. They were looking at burning those piles the week after Thanksgiving if they can obtain new State permits and meet EPA requirements in that time frame. Mr. Mitchell gave credit to Gianni Donati for taking on the responsibility to get all the vehicles moved off the lower winter lot. The Summit County Sheriff has tagged everything and they just need the Sheriff to come up and call the tow truck.

Mr. Mitchell reported that the fire station is moving ahead. He thanked everyone who went to Coalville on short notice and encouraged everyone to keep pushing for the fire station. They need to keep the pressure on to make sure it keeps moving forward.

Video connection was lost. Only background noise can be heard. Robert Rosing notified George Sears. Connection was restored.

Mr. Mitchell stated that there are 14 different fire safety committees, and they are always looking for help. People do not need to have fire safety or firefighting experience to participate. Mr. Mitchell stated that they still have a long way to go to reduce all the fuels on the Mountain and they need help. He emphasized that actions speak a lot louder than words and he encouraged everyone to reach out to their Area Reps or to the Executive Committee and let them know how you feel about fire mitigation. He encouraged people to hold the Board and Summit County accountable. Mr. Mitchell stated that his greatest fear is that there will be a fire on the Mountain, and someone will lose their life because they have not done enough. He emphasized that fire mitigation affects everyone, whether full-time, part-time, or a landowner.

Mr. Mitchell intended to talk about budget and a *one-time* assessment. He noted that they have many experts on the Budget Committee, and he asked the committee members to introduce themselves and to state their expertise.

Alexis stated that she has been a full-time resident since 2019 on Bull Moose. She stated that the Fire Committee is passionate and experienced and they always welcome extra help. She noted that the Committee has been in regular communication with Bryce Boyer, the local Fire Warden, who has been very helpful in providing written assessments about wildfire trends in general. Mr. Boyer provided information on particular areas to address in the Pine Meadow community in order to be better prepared when a fire occurs. They all know it is only a matter of when and it is important to focus on being prepared.

Alexis, a member of the Fire Committee commented on the increased HOA budget of \$15,000 for fire safety. She noted that the \$15,000 gets approved with the budget as a whole. It is not a standalone item. Alexis remarked that the ballot also includes a separate vote for a *one-time*

assessment fee of \$60 per owner that would go directly to fire safety and mitigation efforts. She pointed out that the \$60 one-time assessment for fire safety would be in addition to the proposed increase to the HOA dues.

Alexis discussed some of the research and the work the Fire committee has been doing, as well as the projects they would like to fund through the *one-time* assessment fee. She stated the goal this evening was to provide information for the members to consider as justification for why they should vote yes on the *one-time* assessment fee. Alexis clarified that the *one-time* assessment fee vote is only for 2022. It does not carry forward year after year. If it is approved this evening, she asked everyone to think about what this should look like for the community ongoing. The existing funding does not cover the bare minimum of what they actually need to manage the burn pile, and it does not fund any of the other things on the list they should have been doing for the past 10 years. Their homes and families are at great risk in the event of a fire and there are things that can be done to reduce that risk. Alexis reported that a few owners on the Mountain have been dropped by their insurance companies because of the increased risk of fire damage to property and lives.

Alexis noted that the fire committee did a brief survey and she thanked those who participated. They had 57 responses. As they start prioritizing projects and looking at funding sources and grants, they wanted to understand the appetite on the Mountain for fire mitigation and whether people are willing to “put their money where their mouth is”. Alexis remarked that they purposely chose not to distinguish between landowners, part-time residents, and full-time residents. Alexis presented the results of the survey. She noted that 11% of respondents said they would not be willing to spend money on fire mitigation, and 89% were willing to spend additional money on fire mitigation. Approximately 24% of respondents are willing to spend between \$25-\$75 on fire mitigation every year. Two percent of respondents were willing to go up to \$500.

Alexis outlined some of the projects they believe are important to improve fire safety in the community. These include proper management and disposal of wood char and possible relocation of the burn piles; agreement with neighboring landowners or HOAs for evacuation routes; marking and mapping the evacuation routes; fuel breaks on Tollgate Canyon Road, Forest Meadow Road and other areas that need this type of treatment; replacing emergency exit signage; and safety zone access control. Alexis stated that the requested funding can be used for local match dollars for grants. They are required to put some money for any grant they apply for. Alexis presented a slide showing the cost of the proposed projects that was prepared by licensed professionals.

Alexis stated that the Committee is overseen by the Board. They will work to refine the budget

and report back regularly on spending and fire mitigation enhancements. They will keep everyone apprised of what they are doing and make sure it is in everyone's best interest. She encouraged everyone to vote yes on the \$60 one-time assessment fee.

Mariana Mavor asked if the survey researched whether people were willing to take the \$60 increase for longer than just one year to be earmarked for fire mitigation and prevention. Alexis replied that the question was not posed in the survey. She explained that when the survey went out, they were having discussions about adding it to the HOA budget as another line item. The Committee had not yet discussed a *one-time* assessment fee. Alexis stated that she would personally like to see the *one-time* assessment fee in future years as an ongoing funding source.

Ms. Mavor asked if it was possible on the ballot to give the option of it being a one-time assessment or have a second box asking if the property owner would be willing to have it be an ongoing assessment. Mr. Sears replied that it could not be an option because people would be voting today. They could consider her suggestion at a later time for a future ballot.

Andrew Pagel referred to a quote on a slide in Alexis' presentation which read "fire mitigation will never stop fires, but it will slow the burn". He thought it was a key objective statement for what the Committee was trying to accomplish. It was noted that there is no way to prevent a fire; however, fuel breaks and thinning strategies will give the firefighters a fighting chance to save the neighborhood. It is important to do the best they can to protect themselves and their investment.

Mr. Sears stated that he is a big supporter of fire mitigation. He has seen it happen, he knows how it works, and he knows where it works. He believed the Fire Committee was on point in terms of what needs to happen.

Open Forum

Mr. Pagel asked how long the Fire Committee thinks they can continue to get funding through *one-time* assessments and how long it will take them to catch up before they reach a point of maintaining. Mr. Mitchell replied that if Mr. Pagel was talking about the entire community, it will take a long time. The problem is that vegetation grows over time and by the time they finish they need to start over. It was impossible to give a time frame. It is an ongoing budget and fire mitigation is long-term. It takes volunteers and hired people to keep it moving forward. It is a big project that involves a lot of work and a lot of cooperation.

Mr. Pagel assumed the primary task budget items listed are the key elements needed in order to achieve certification. He believed that either someone on the Committee, or someone they knew

was able to survey and verify. If those things are accomplished, they will obtain the certification.

The owner of Lot PI-C-58, commented on Broadband. He understood from the presentation that only Comcast was interested. He asked if the HOA was considering other providers and whether other providers might be interested. John Adams noted that the same question came up in the comment section of the survey. He stated that the short answer is that no other provider has shown any interest, and Comcast would like to do it.

Ted Bonnitt, PI-E-55, thought the presentation and the information from the survey was very interesting. He wanted to know what regulatory controls they have on the Mountain or with Summit County, and if they let in Comcast or any other provider, whether the HOA will have any say if the provider wants to string overhead wires because it is less expensive, for any rate control, etc. John Adams replied that it is up to the HOA to manage it. He noted that many people are concerned about what this would do to the community. Mr. Adams believed the HOA could control the issues related to those concerns. He encouraged anyone who has concerns to step forward and be part of the process. The intent is to provide the community with as much information as possible to get all the right questions when talking to Comcast and Summit County. Mr. Bonnitt thought it was important before they agree to anything that the HOA can make the decision on overhead wires, etc. He was concerned about getting ramrodded by a huge company that might not be responsive to their concerns.

George Sears stated that Pine Meadow is a private community, and all the roads are private. There are easements for utilities, but there is a lot they can do as a community. The HOA has more control than what people realize. Mr. Sears reiterated that Pine Meadow is in a spot in Summit County without these types of services. Summit County incorporated into their planning the ability to support some of the things they believe Pine Meadow Ranch might need. Mr. Sears remarked that if the Pine Meadow community chooses not to engage, it will have a definite impact.

John Adams stated that the HOA Board has a fiduciary obligation to bring this information to the members; particularly since the majority of the infrastructure would be paid through grants. He anticipated having more discussions on this item.

Karen Post, PI-G-68, was concerned that they were making decisions based on only approximately 28% of the ownership who responded to the survey. She pointed out that 70% have not said what they want. Mr. Sears stated that the Board is very aware of that fact. He clarified that no decisions have been made. The survey remains open and anyone who has not participated is encouraged to send in their survey because they want to hear from as many owners as possible to know their thoughts. Mr. Sears stated that infrastructure is in the news a

lot these days and the fact that Pine Meadow is a growing community and Tollgate Canyon itself is expanding, infrastructure will become part of the discussion regardless. The goal is for the HOA to be an active participant so they are not caught off-guard if something comes along. Mr. Adams reiterated that the Board is open to hearing other ideas from the members.

Mariana Mavor, FM-D-138, felt that a lot of the concerns surrounding this particular issue were related to health concerns regarding 5G. She asked if more resources were available so people could educate themselves on the pros and cons to determine whether this would be good for the Ranch. Mr. Adams asked if Ms. Mavor was asking for the differences between a wireless connection versus a wired connection. He explained that Comcast was proposing a fiber optic wired connection that would go into a house. The current services are primarily wireless. Mr. Adams stated that he could not speak to the health issues, but when he was a technology analyst, health was always an issue in terms of whether technology carried around in your pocket emits a signal strong enough to affect someone predisposed to some disease. Paul Sutor noted that wireless signals are the ones being questioned. Wire signals do not emit the same signal. Ms. Mavor disclosed that she knew nothing about these connections. She only knows that when the survey came out, a lot of people posed health concerns about 5G and she would like more education on it.

Chris Hahn, PI-C-26, stated that he has been in electronics technology for 40 years and he holds a general radio telephone operator license. He understands the principles and what is involved with 5G and this type of technology. Mr. Hahn stated that all the signals people are exposed to for all kinds of technology, whether in the Valley or on the Mountain, are overwhelming. He explained that the nature of 5G is such that as the frequency goes up, it requires putting in more transceivers; however, the transceivers are lower power. Mr. Hahn stated that there will be no more threat from 5G than they had with 4G, 3G, or any other communication protocols. It is simply just another range of frequencies at a certain power.

Mr. Sears thank Mr. Hahn for his input. He believed these broader discussions would take place as they move forward relative to internet capacity. He pointed out that no one knows the outcome, which is why it is important for everyone to be engaged.

Someone asked the Executive Board to talk about the \$50 increase in the Annual Assessment. Mr. Sears presented the Summary of the Professional Reserve Analysis that was done 18 months ago. He noted that the Analysis assume purchasing all new equipment when the current equipment needs to be replaced. For example, if they were to replace the current grader with a new grader, the cost would be \$750,000. They could probably get a used grader for approximately \$350,000, which is what they have done in the past. Mr. Sears pointed to the Analysis to show that if the reserve was fully funded, they should have \$1.1 million in the reserve.

It is the risk between brand new versus used. Mr. Sears noted that the HOA is obligated to do an analysis every six years. After three years, the analysis needs to be updated. He remarked that the Board understands that they do not need \$1.1 million right now because they do not purchase brand new equipment and the reserve does not need to be that high. He noted that last year this time the reserve was at \$211,000. Mr. Sears emphasized that the HOA does not need to live by the Analysis, but they do need to think ahead 3 to 5 years to know how they will fund major items. Planning ahead would also allot more money to fix more roads each year.

Voting

Mr. Sears noted that the Board had presented four items that the members needed to vote on to approve or deny: 2020 Annual Meeting Minutes, the Budget and the Fee Assessment schedule as presented; a \$60 *One-time* Assessment for fire mitigation; and a change in the Bylaws to allow electronic voting as a voting option. Mr. Sears explained that those who attended the meeting in-person will vote on the paper ballot. They will email the ballot to those who attended the meeting online. He asked that group to return the emailed ballot within 24 hours.

Bruce Hutchinson understood that a change in the Bylaws requires approval of 50% of the entire membership. Mr. Sears stated that he had done the research and a change to the Bylaws only requires 51% of those present at the Annual Meeting.

Mr. Sears reiterated the attendees should vote yes or no on the five items. Those online needed to give their name and lot number so it can be verified that they are a lot owner in good standing. Any results will be published on the website. Mr. Sears thought it could take as long as a week before it is posted.

Someone stated that his 90+ year old father is the actual lot owner; however, he manages the property for his father because his father lives in Boise with his brother. He asked if he could vote in place of his father. Robert Rosing, the HOA Attorney, asked if there was anything in writing indicating that this person is managing the property because his father is no longer able. The person replied that he did not have any written documentation. Mr. Sears stated that the father would need to authorize his son to cast his vote. Mr. Rosing said the person making the father's decisions through Power of Attorney could also give that authorization.

Mr. Sears stated that anyone online who does not receive the emailed ballot within a few days should contact the office at pinemeadowranch.org.

Miscellaneous

Someone asked how much heat would be generated from the burn pile. He was concerned about trailers in the upper lot. Mr. Sears said anything in the upper parking lot will be fine. Trailers or anything below will be affected. That is why they worked so hard this year to move all the vehicles from the lower area before the burn. Mr. Sears stated that once the pile burns out, they will open up the lower lot. The plan is to burn right after Thanksgiving.

George Sears thanked the members who attended in person and online for their participation and for caring about the Ranch.

The Annual Meeting of the Pine Meadow Ranch Owners Association adjourned at 8:44 p.m.
