

PINE MEADOW RANCH OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
IN PERSON & VIA ZOOM VIDEO CONFERENCE
DECEMBER 19, 2023

In Attendance: George Sears, President; John Adams, Vice-President; Chris Moore, Secretary; Andrew Pagel, Treasurer; Marty Hansen (Area 2); Shaun Baker (Area 5); John Kleba (Area 6); Taissa Folden (Area 7)

Ex Officio – Jody Robinson, Ranch Manager

Excused: Dwaine Anderson (Area 1); Joe Pagel (Area 3); Katie Winters (Area 4)

George Sears called the meeting to order at 6:33 p.m.

Minutes

October 17, 2023

John Adams had sent his changes to Carol before the meeting.

MOTION: George Sears moved to approve the minutes of October 17, 2023. John Adams seconded the motion.

VOTE: The motion passed unanimously.

October Budget Meeting

Mr. Sears noted that the Minutes needed to be corrected to reflect that the Board originally decided on a combo of \$3.50 and \$2.40 and subsequently the decision is a \$3.50 square foot assessment *for the variable component of the construction impact fee.*

MOTION: George Sears moved to approve the \$3.50 square foot assessment across the Board. John Adams seconded the motion.

VOTE: The motion passed unanimously.

MOTION: George Sears moved to approve the October Budget Meeting Minutes with the one modification as stated above. Chris Moore seconded the motion.

VOTE: The motion passed unanimously.

Regular Board Meeting on November 14, 2023

MOTION: George Sears moved to approve the Minutes of the regular board meeting that followed the Annual meeting on November 14, 2023. Taissa Folden seconded the motion.

VOTE: The motion passed unanimously.

Ranch Manager's Report

Jody reported that he has been pushing snow and sanding when it snows.

The parking lot was cleared out and the burn pile was burned and cleaned up. They took down the

gates so they would not get ruined during the winter.

They were primarily doing winter preparation.

Mr. Sears suggested changing the location of the construction rules sign to be moved further west where large trucks do not obstruct the view. Jody pointed out that the current location was not his choice. Mr. Sears stated that moving the sign could be a future project.

Jody stated that he had not heard from Scott Pilling regarding the attachment to hook the blower to the loader. Mr. Pilling measured it two weeks ago and Jody assumed they were still building the attachment for the loader. Mr. Sears encouraged Jody to follow up with Scott Pilling because they will need the blower soon and they were currently paying a monthly fee for the rental.

John Adams reported that during the Executive Committee meeting last week, they talked about having someone on the Ranch take control of the situation on the Forest Meadow side and call BTM so Brian can come out and plow Forest Meadow Road and Arapaho Drive intersection. Mr. Adams had reached out to the McBride family who live at the Forest Meadow/Arapaho intersection, and they were interested in helping. They will continue to work through the logistics to figure out the best approach. Mr. Adams asked Jody for his opinion. Jody replied that they should call him because he is in contact with Brian around 3:30-4:00 a.m. when there is a heavy storm. Mr. Adams will see if they need additional people besides the McBride's so they are not the only ones assessing the snow situation.

Mr. Sears stated that the higher up on the mountain the more snow. They do not want it to get out of control, but it is sometimes good to have other people involved. Jody remarked that Brian's contract says 5" or more before he is called out. Mr. Sears clarified that the contract is for 5"-6" and they do not need to wait until it reaches that amount. If they think it will reach that depth, they should call Brian because it takes time for him to get up on the Mountain.

Water Board Report

Neither Mr. Sears nor Mr. Baker were able to attend the Water Board meeting.

Mr. Sears had a brief conversation with Brody Blonquist and Brody told him that nothing phenomenal occurred. They passed the budget and everything else was moving forward.

Monthly Budget Review

Andrew Pagel reviewed the unpaid bills. The bulk of the expense was from Rock Solid to fix the critical failure point on the road which was primarily caused by *unstable topsoil beneath the roadway blended with clay that was slipping due to the near 1:1 slope at the road's western edge*. The project came in under budget at \$83,000.

Mr. Adams thought they should withhold a portion of the Rykestone payment until they install the *trash grates*. Mr. Pagel agreed to withhold \$4,000 from the unpaid bill's total until final sign-off on

Rykestone.

MOTION: Andrew Pagel moved to pay the unpaid bills of \$96,279.84 with \$4,000 to Rykestone being withheld until completion of final work. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Approved Budget

Mr. Sears commented on the budget that was approved at the Annual Meeting. He provided the election results and the Annual Meeting results regarding the budget. He pointed out the number of voter cards and how they were distributed based on each of the elements they were asked to approve. They were also broken down by landowners, part-time owners, and full-time owners.

Mr. Sears stated that all the motions were approved, and they will be executed accordingly after the first of the year. Mr. Sears reported that one SS lot owner had already paid the one-time special assessment because he supported it after Carol informed him that it would be used to improve the roads.

Election Results

Mr. Sears reviewed the election ballot results. John Adams received 95% of the vote for Vice-President. Area 1, Pam Slaughter ran unopposed and received 27 votes. For Area 3, Joe Pagel received 5 votes and John Pettijohn received 12 votes. For Area 7, Taissa Folden received 19 votes. Mr. Sears stated that statistical representation has always been a concern because a significant number of voters do not vote for their representatives. However, the Board will continue to try to get more people engaged. Mr. Sears noted that Pam Slaughter and John Pettijohn will be the new Board members beginning in January.

FEMA Grant Update

Mr. Sears reported that the Executive Committee will begin initiating the actual process of updating and creating the RFP with help from Summit County to go out in the Spring. The Executive Committee will work on it first and then involve others as appropriate.

Mr. Adams stated that when he looked at the timeline that was given in the template, it would be approximately 18 days from posting the RFP until deciding on awarding the contract. Mr. Pagel remarked on the importance of making sure they are in contact with the people who will be bidding to make sure they understand the scope of work and the area. Mr. Sears pointed out that they cannot release any information in the RFP until they release everything simultaneously to everyone, which starts the 18-day period. However, they can disclose the process and the release date, and specify a date when they will be allowed to come on-site or ask questions. Any questions asked or answers given must be distributed to everyone interested in bidding.

Fire Safety Committee

Mr. Sears recalled that the Fire Safety Committee would be pulling back and not be involved in anything during the winter or until the HOA completes the bid process. He suggested reaching out to the Committee Members relative to their functionality and how it may impact any plans.

Roads

Mr. Adams stated that the road committee was still forming and several people have expressed an interest in the committee. Mr. Sears remarked that he attended the first meeting and people had great ideas. Some were focused on broader issues and others were focused on the unique issues in their areas. Mr. Sears commented on the importance of forming a strong roads committee. In addition, there needs to be strong representation from the Board and whichever Board members choose to participate should be committed. With everything they have planned for roads next year, he believed it would be an “all hands on deck” process.

Mr. Adams stated that the Board needed to make a decision on the PermaZyme Trial. *The final step in the process is to apply another top coat of Perma-Zyme and to roll it in this spring.* Mr. Adams noted that they do not have any PermaZyme, and the Board needs to decide whether to purchase more. If they purchase a small amount the cost is much higher. He thought they would need at least five gallons. Mr. Sears recommended spending the money to finish the road project and they need to do it right. He told Mr. Adams to purchase five gallons.

MOTION: John Adams made a motion to approve purchasing one 5-gallon bucket of PermaZyme from Substrata for continued maintenance of the test area. George Sears seconded the motion.

VOTE: The motion passed unanimously.

Mr. Sears stated that the Board needs to plan out their vision from January through March because they need to be ready to hit the ground running.

Construction Vehicles

Mr. Sears stated that they continue to have challenges with construction vehicles. He asked the Area Reps to urge their owners to take pictures and try to identify which lot the construction workers were going to. He noted that based on the new rules and how it is posted, the HOA no longer warns people. They can Fine them without warning.

Referring to a situation with a FedEx truck that happened earlier that day, John Kleba asked whether the HOA could charge the company for towing when Jody uses his time and HOA equipment to pull trucks out when they slide off the road. Mr. Sears was previously told that the HOA cannot Fine the company, but they can Fine the property owner where the truck was going for the cost of towing the truck. Mr. Kleba felt that helping these companies when their trucks get stuck without some kind of compensation only fuels the problem.

Mr. Sears noted that Pine Meadow is a non-profit and they cannot charge for Jody's time. It is the responsibility of the property owner if a truck is going to their property to make a delivery and rolls off the road. The challenge is trying to find out which lot the truck was going to. The best solution is to contact those people on the Ranch who can help with the trucks and have the ability to charge for their service.

Open Public Forum

There were no comments or questions.

Architectural Review

Lot PI-66

Mr. Adams reported that the project on PI-66, 1925 Tollgate Canyon Road, was already completed. The owners extended their open deck this Fall. In doing so, they saw they had a lot of open space under the deck and decided to enclose it with corrugated metal that would rust. The owners contacted the Architectural Committee with a Lot Improvement Plan suggesting that they needed to pay \$384 for the 160 square feet of space that was created under the deck.

Mr. Adams stated that typically the ARC does not address these types of things, but since the space was enclosed, the Board needed to officially approve it.

MOTION: John Adams moved to approve the Lot Improvement Plan for Lot PI-66, 1925 Tollgate Canyon Road, for the 160-square-foot enclosed space underneath the extended open deck. Taissa Folden seconded the motion.

VOTE: The motion passed unanimously.

FM-D-127-A

Mr. Adams reviewed plans for a new home on Lot FM-D-127-A, 2484 South Forest Meadow Road. The owner was proposing a 5400-square-foot new home with an attached garage that also has living space. The structure is one dwelling. The lot is 2.1 acres. The Lot Improvement Plan was complete. The fee was pending and needed to be collected.

Mr. Adams remarked that the ARC has seen all the materials proposed in other proposals. The only one that was slightly different is they have seen the Western States Metal in dark walnut wood, but they had never seen the Distressed Wood. He was unsure whether it was a new material. The ARC thought it was an interesting material and a nice addition. Mr. Adams stated that the owner was trying to work through which and how much of the various materials to use. He pointed out the materials and where they would be used on the exterior. The roof is standing seam metal.

Mr. Adams pointed out one small section of the roof slope that is flat at 0.25:12; however, that is

allowed for open patios above living space.

MOTION: John Adams moved to approve the Lot Improvement Plan for Lot FM-D-127-A at 2484 South Forest Meadow Road for a new 5,400-square-foot home. Chris Moore seconded the motion.

VOTE: The motion passed unanimously.

Area Rep Reports

Taissa Folden asked whether Jody spreads sand anywhere else on the Mountain or only on HOA roads. Mr. Sears replied that the only place they put sand is Tollgate Canyon, back over on Arapaho, coming back around, and coming back down Forest Meadow. Those are the only roads the HOA maintains during the winter.

Ms. Folden commented on one corner of Elk Road that is dangerous, and she asked if it was possible to put in a request to have it sanded. Mr. Sears stated that the issue with going outside of what has been approved, they need to have firm justification so the requests do not continue to grow.

Mr. Adams asked how they could approve Ms. Folden's request. Mr. Sears stated that if there is an expense associated with it and it goes into actual plowing, it would need to come back to the Annual Meeting for approval. However, in the short term, if they are trying to address a safety issue, the Board would make that decision, but it needs to be an exception to the standard practices.

Mr. Pagel suggested that they ask Jody if he can handle the additional scope and estimate how much additional sand it would take. Also, if they need to purchase additional sand, they would be breaking their own rule about receiving large trucks coming up the Mountain. Mr. Baker stated that last year Jody took the little truck up and down the road.

Open Public Forum

There were no comments or questions.

The meeting of the Pine Meadow Owners Association Board adjourned at 7:45 p.m.
