

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SHELDON RICHINS BUILDING
PARK CITY, UTAH
MARCH 17, 2015

Board Members: Tony Tyler – President; Dan Heath – Vice-President; Honey Parker – Secretary; Pat Kreis – Treasurer; Jeremy Jespersen (Area 2); Alan Powell (Area 3); Tom Deaver (Area 4); Mark Hodgson (Area 5); Tom LeCheminant (Area 7).

Excused: Matt Brown (Area 1); Mike Gonzales (Area 6)

Ex Officio: Jody Robinson, Ranch Manager

Guests: Norm Glover, contractor representing Lot 3 in Plat G; Bill Groot, Lot E70; Bill Benelli, Lot E85; Don Kreis, Lot F-23; Corey Anderson and Jeannie Anderson, Lot PI-D27; Mitzy Bothe, Lot PI-A17.

Tony Tyler called the meeting to order at 6:34 p.m.

Approval of Minutes

Mr. Tyler noted that the Annual Meeting minutes were posted on the website as a draft and they would be approved at the 2015 next Annual Meeting.

December 16, 2014

MOTION: Mark Hodgson moved to APPROVE the minutes of December 16, 2014. Pat Kreis seconded the motion.

VOTE: The motion passed. Tony Tyler abstained since he had not attended the meeting. Dan Heath was not present for the vote.

January 20, 2015

MOTION: Tom Deaver moved to APPROVE the minutes of January 20, 2015. Mark Hodgson seconded the motion. Dan Heath was not present for the vote.

VOTE: The motion passed. Honey Parker and Alan Powell abstained since they had not attended the meeting.

The February Board meeting was cancelled; however, the Board had approved via email to pay the unpaid bills. Ms. Kreis would send an email with the check numbers that were approved for payment to become the official record.

Mr. Tyler suggested that prior to approving the unpaid bills this evening, the Board

should mention approval for the bills that were paid in February so it would be on the record and in the minutes.

Owner/Visitor Open Forum and Owner Communications

Norm Glover, representing Lot G3 on Woodchuck, had plans to submit to the Board for building a house. Mr. Tyler explained that typically the Board prefers to receive building plans prior to the meeting for review before the meeting. Mr. Glover stated that he had emailed the plans to Mike Gonzales the previous week. Mr. Tyler assumed Mr. Gonzales had not forwarded the plans to the Board. Mr. Glover would have the opportunity to present his plans when the Board discussed New Construction and Additions on the agenda.

Bill Groot, Lot E-70 noted that Mr. Tyler had sent him an email indicating that the Ranch was now in the North Summit Fire District. However, because of a typo the email said “not” rather than “now”. He asked Mr. Tyler to make the correction and resend the email.

Mr. Groot asked about the schedule for completing the firehouse. Mr. Tyler stated that the HOA signed a lease with the North Summit Fire District eight months ago on a temporary basis for land within the upper parking lot at the gravel pit. When the building gets constructed is up to the Fire District. Mr. Tyler noted that the lease term was for three years to allow the Fire District to obtain permits and funding for a permanent structure. At this point a permanent location has not been identified. Preliminary talks have been that the Fire District would eventually trade the temporary building on HOA land in exchange for a piece of property that would be carved out from existing HOA land as well. The end result would be for the HOA to trade land for a building.

Dan Heath and Jody Robinson arrived.

New Construction and Additions

Lot PI-17

Alan Powell, the Area Rep, had received building plans and forwarded them to the Board. Mr. Powell stated that the design was more modern than a typical log cabin design. The roof color and soffit would be black and the proposed siding would be Smart Siding stained in a cedar color. The concrete exterior would be rock with some metal in a few sections where the snow would shed off. He believed the plans were straightforward.

Mr. Tyler thought the renderings looked like stucco. He understood that it was not stucco, and asked what the material was intended to be. Mitzy Bothe, the owner, explained that the main part of the house would be Smart Siding stained in a cedar color, which has a more natural look than hardy board. The base is rock with natural colors. Ms. Bothe clarified that the color was a dark brownish black rather than a pure black. Mr. Tyler asked about the different metals on the side. Mr. Powell stated that the

plans he sent that morning were the latest drawings. Ms. Bothe remarked that the different metals were in previous drawings to show different ideas. Mr. Tyler asked about roof color. Ms. Bothe replied that it would be a dark black/brown. She pointed out that all the colors proposed were colors approved by the HOA.

Ms. Bothe submitted the survey and her check for the impact fee. Mr. Tyler noted that the site plan did not show the location of the septic tank, and he asked Ms. Bothe to have that added in the final set of plans. Ms. Bothe had obtained all her permits and she intended to begin construction as soon as the snow melts. Mr. Tyler informed Ms. Bothe that the HOA also needed a copy of her water letter.

MOTION: Alan Powell moved to APPROVE the construction plans for Lot PI-17. Tom Deaver seconded the motion.

VOTE: The motion passed unanimously.

Lot PI-D-27

Tom LeCheminant, the Area Rep, had received the plans prior to the meeting and provided them to the Board. Mr. LeCheminant reviewed the plans. The roof color would be ivy green. The siding would be a dark brown tone. The setbacks complied and he had no issues with the plans as proposed. Mr. Tyler agreed.

Mr. Deaver asked about the water letter, impact fee and other required documents. Mr. Anderson replied that they had requested the water letter but had not yet received it. He had filled out and signed the Lot Improvement Plan and Agreement.

Mr. Deaver asked if the Board should review the road fees and rules during construction based on the number of people who were starting to build. He pointed out that even if an owner pays the impact fee, if the roads are wet and get damaged due to construction, the owner will be responsible for the cost of the repairs. Mr. Tyler stated that the Lot Improvement Plan and Agreement contains that language so the owners should be aware of that policy when they sign the agreement.

Ms. Anderson submitted her check for the impact fee.

MOTION: Tom Deaver moved to APPROVE the construction plans for Lot PI-D-27. Pat Kreis seconded the motion.

VOTE: The motion passed unanimously.

Lot PI-G3

Mr. Glover presented the building plans and noted the steepness of the lot. The siding would be a natural cedar color wall system. The roof would be gray/brown driftwood. Mr. Glover identified the location for the driveway and the septic tank.

Mr. Tyler informed Mr. Glover that the Board would need a signed Lot Improvement Plan and Agreement and a check for the impact fee.

Mr. Tyler asked Mr. Glover if they planned to put rock on the foundation. Mr. Glover replied that there would be rock on that area.

MOTION: Tom Deaver moved to APPROVE the building plans for Lot PI-G3. Pat Kreis seconded the motion.

VOTE: The motion passed unanimously.

Ranch Manager's Report

Jody reported that the roller was not charging and it possibly needed an alternator. The dump truck needed a new windshield before it could be registered. The rest of the equipment was in good condition and running well.

Jody requested Board approval to get a stop sign for the new road at the Forest Meadow intersection.

Jody stated that he was waiting for the mud to dry out so he could start working on the roads. Mr. Tyler commented on a number of spots that Jody needed to look at. There is a low spot at the bypass below Honey Parker's house and he was unsure what was causing it. Jody replied that there has always been a low spot in that location. There is a culvert and it is draining. Mr. Tyler stated that another area is the section where Rocky Mountain Power repaired the transformer. He asked Jody to clear off the ditch beside it. Mr. Tyler suggested that Jody drive around and look for places that are not draining well and might need additional work. Mr. Tyler believed the goal was to spend more time working on the roads within the Ranch boundaries this year, since last year more time was spent on projects on Tollgate.

Honey Parker stated that the road is extremely narrow on Forest Meadow above Dan Heath's old place above the train station. The road is narrow and people keep going off the road. He believed the only way to fix it would be to cut into the mountain to gain more road width. Mr. Heath clarified that it was the tight corner right above Junction

Court.

Mr. Tyler wanted to avoid talking about summer projects this evening. He was trying to identify specific needs that needed to be addressed now, such as clogged culverts and drainage ditches, etc. Mr. Deaver commented on a spot going up Tollgate that had sunk. Jody stated that the road had not sunk. A boulder rolled off the hill and landed on the road. It was already on his list of repairs. Mr. Deaver noted that the shoulder on Tollgate was caving in. Mr. Tyler agreed. He asked Jody to see if anything needed to be done immediately to shore it up. Mr. Deaver stated that three people approached him regarding the bottom of Glass Hill. They would like more boulders or a small section of guardrail that goes out past the grass where it drops.

Alan Powell commented on the problems with the roller. He suggested that they think about leasing a roller for three or four months since it is a seasonal piece of equipment. Jody offered to check into leasing.

Mr. Tyler asked the Board members to drive their entire area prior to the next meeting and come prepared to discuss areas that need attention. The Board should compile a list and let Jody decide the best way to handle each situation. Ms. Kreis clarified that Jody would look at the list and assess the projects and provide an estimate before the Board votes to move ahead. Mr. Tyler answered yes.

Jody stated that work was slow and he had not brought in Cody because there was nothing for him to do at this point.

Water Company Report

Mr. Tyler had attended the Water Board meeting and there were some things he thought the Board should be aware of.

Mr. Tyler reported that the Water Company received a letter from the State of Utah Division of Drinking Water that gave a warning and a time frame associated with cross connections in the water system that are not allowed under the Division of Drinking Water Code. He explained that a cross connection is a culinary connection between what the State considers an unsanitary water source in the water system. If someone has a storage tank or a cistern that is connected to the water system, they will be required to install a very specific type of backflow preventer and to have it inspected regularly, and a report issued to the water company every year.

Mr. Tyler stated that the impact of the letter is that the Water Company is required to physically inspect every residence within their water system, and issue an inspection

report for each property.

Ms. Kreis asked if the Water Company would have to pass on the increase to the property owners. Mr. Tyler believed it was more of an administrative issue than a cost issue. He recalled that the Water Company has two years to implement the necessary controls. After that time, if they are still found in violation the Pine Meadow Mutual Water Company could lose its status as a certified community drinking water company.

Mr. Tyler noted that there are three types of water storage. A line going from the meter into the tank and then into the house is one type of cross connection. To remedy the violation, the property owner would have to dig up the tank, put the back flow preventer on the meter side of the tank and have it accessible to be inspected every year. He estimated \$500 to \$1500 to have a plumber install the back flow preventer. The back flow preventer could cost approximately \$250. Brody and Trevor will be doing the inspections.

Mr. Tyler stated that the second type is a tank that may be inside the house but after the valve. The water comes into the house and then splits to the house and splits to the tank. That type is easier to remedy because the valve is more accessible and can be connected easier. Mr. Tyler remarked that if someone does not use or need water storage the easiest remedy would be to disconnect the tank and either remove it or abandon it in place.

Mr. Tyler explained that all of the new meters have a backflow preventer on them but it is considered a failsafe. However, the Division of Drinking Water does not count it as being a back flow preventer because there is no practical way to test it.

Mr. Tyler stated that another type of cross connection is an irrigation system, which is not allowed on the Ranch. However, if during the inspections someone is found to have an irrigation system, they would be required to install the same type of blackflow system.

Ms. Kreis *asked* if the Board should be doing something pro-active with new construction to advise the owners or builders that they have to meet this requirement with the Water Company. Mr. Tyler stated that the Water Company has the obligation to inform the owners to protect the water system. The Water Company plans to send a letter to every lot owner explaining the situation. The letter will also solicit people to schedule an appointment via email to have Brody and Trevor inspect their house. Brody and Trevor will fill out a carbon copy form for every inspection with their findings and whether or not further action is required. One copy stays with the homeowner and the other copy is filed with the Water Company.

Mr. Tyler stated that if the inspection shows that there is no cross connection at all, the property will be dropped from the list and there will not be further inspections. If a cross connection is found and a back flow preventer is installed, Brody and Trevor will follow up every year and file an inspection report. Per the requirements of the Division of Drinking Water, if the owner is not compliant to the water company every year, the owner is given three 30 day notices and then the Water Company will turn off the water until the owner is in compliance.

Mr. Tyler reported that the Water Company was in the process of erecting a storage building next to their existing building to store meter sets, pipe and other materials.

Jeremy Jespersen asked if there was an update on the meters regarding leaks. Mr. Tyler stated that the Water Company will post meter readings on the website so individual property owners can monitor their own consumption. At this time, they still do not plan to notify individuals if they suspect a leak.

Ms. Parker suggested that they ask the Water Company to notify the HOA when the meter readings are posted on the Water Company website so she can alert the members on the HOA website that the readings are available. Mr. Tyler remarked that if people can also read their own meter to check their consumption if they know where to find the meter. He explained how the meter can be read.

On-going Business

Deer Meadows

Mr. Tyler reported that the Deer Meadows agreement was finalized and signed based on responses he received from the Board members.

New Business

Insurance

Mr. Tyler had received an email regarding insurance that he had forwarded to the Board. He explained that previously the Board elected to increase the liability insurance to \$4 million. However, \$4 million is not available so they have \$3 million in liability insurance. In addition to being a lower coverage than what the Board approved, the premium was increased \$25. Mr. Tyler requested Board approval to move forward with the \$3 million coverage. Mr. Deaver asked if a \$5 million policy was available. He was concerned that \$3 million may not be sufficient. Mr. Tyler explained that the policy

was \$2 million per occurrence coverage with a \$3 million maximum. Mr. Deaver pointed out that the policy also covers legal expenses if the HOA is litigated against. Mr. Tyler noted that the previous insurance was half that amount.

Mr. Tyler would look into whether \$5 million was available and at what cost and report back to the Board at the next meeting.

Community Playground

Mr. Tyler reported on a conversation he had with Shane and Amanda Deuel who expressed an interest in starting a fundraising drive to self-finance a community playground area. They wanted his opinion on a logical location, how it would work and whether it would be supported by the HOA. Mr. Tyler offered to present their idea to the Board for feedback. Shane and Amanda were unable to attend this meeting but they would eventually like to speak with the Board.

Mr. Tyler suggested Bobcat for the playground since it is the largest community property area. Amanda did not favor the idea for several reasons. The first was insufficient parking and the second was the concern of putting a playground next to a pond. Amanda suggested putting it up on the plateau above the gravel pit where they have the New Year's Eve bonfire. It is centrally located, there is ample parking, the HOA owns the property and it has a great view. Mr. Tyler pointed out some of the disadvantages. He could see the HOA closing the upper parking lot at some point to keep the operating equipment away from individual owners from the standpoint of liability. When that occurs people would have to park in the lower parking lot and create a trail to get up to that area and the playground. Mr. Tyler stated that another concern was the issues they have with ATVs in the summer in that location.

Ms. Kreis asked Mr. Tyler to estimate the cost of a playground. Mr. Tyler replied that the cost would vary depending on the type of equipment. There is a huge spectrum of what could go in a playground. What they get would depend on how much money is raised. Ms. Kreis asked if a playground would be covered by the insurance. Mr. Tyler replied that they would have to add the playground under the insurance policy and that would increase the premium.

Mr. Deaver suggested another location downhill from the lower parking lot at the gravel pit. It is a large open area with parking. Mr. Powell stated that in some places there are restroom requirements for certain size public areas. He asked if Summit County has that requirement. Ms. Kreis stated that she was associated with another HOA and having a playground became a major issue for many reasons including insurance and restrooms. She pointed out that as the playground equipment ages the insurance

company will not cover it unless it is replaced.

Mr. Tyler stated that this was the type of feedback Shane and Amanda wanted so they could research all the issues before starting the fundraising. If the Board has additional thoughts they should email Mr. Tyler and he would pass them along. He would encourage Shane and Amanda to attend the next meeting. Mr. Tyler thought it was refreshing to have an owner want to do something positive for the community. If it is possible it would be nice if the HOA could help facilitate it.

Survey

Alan Powell passed out copies of the survey and explained what it all meant. For example, Lot 18 has been taxed by Summit County as an improved lot since the mid-70's, and the cabin is connected to the L-shape lot. Those two lots are actually the same lot. Therefore, the cabin is on an HOA lot. Per a conversation with the County Assessor, they have now changed how the lots are determined. Lot 18 is now an unimproved lot, and the HOA SS Lot is now an improved lot. Mr. Powell stated that when the owner built his cabin in the mid-70s, a developer came by and suggested that he build it on top where the view was better and he offered to give him that small piece of land. The owner built the lot but that piece was never given to him. Mr. Powell noted that the blue lines were from Morgan County's survey. The red and yellow lines were from Summit County. The blue lines show that 1-56-2 Pine Meadows Ranch is the HOA lot. Which means the driveway, the shed and the cabin next door is in Morgan County and on the HOA lot.

Mr. Powell stated that some things were not accurate. The County line is not surveyed. The yellow line is Summit County's idea of where the line is, and the blue represents Morgan County's idea of where the line is. Mr. Powell remarked that the County Line is the ridge of that area. The area is almost flat and where the ridge is, is unknown, and that could make a huge difference. The other cabin on the HOA lot in Morgan County is supposedly on the 23-A lot.

Mr. Powell spoke with Evergreen Engineering who had surveyed the Booth lot next door. They also did all the engineering and surveying for the Water Company lot and they know where the section corner is. Mr. Powell spoke with Greg at Evergreen Engineering and he quoted \$3,000 to do the research and the survey. The HOA needs to petition both Summit and Morgan County to define the County Line. Mr. Powell stated that since Evergreen has surveyed all the surrounding area it would save some money because they already have the data and they would not have to resurvey.

Mr. Tyler thought they should ask Evergreen to include petitioning Morgan and Summit

Counties in their scope.

He explained that the owner to sell the property to his family and no one wanted it. He now realizes that he cannot sell the house because it is not on his land, even though he would like to sell it eventually. Mr. Powell stated that there were several options. The simplest would be for the HOA to sell the owner that chunk of land and do a lot line adjustment with the County; but first they needed to know exactly what they were dealing with.

Ms. Kreis wanted to know who was culpable for this mistake. Mr. Powell thought the mistake was that the owner did not get something in writing when the developer offered to give him that piece of land. There are multiple other issues as well. The HOA has the responsibility to prove the house was built on an HOA lot. Mr. Tyler pointed out that the owner cannot sell his house, but the HOA has to pay the increased assessment for a developed lot. Ms. Kreis believed the culpable party should bear the cost of the new survey. Mr. Powell thought the HOA should bear the cost and then pass it on. Mr. Tyler agreed. The HOA needs to prove that it is on their property. In order for the owner to sell the property he has to make a deal with the HOA; at which time they could recoup the costs if the property ever sells.

Mr. Powell stated that the owner told him he has title insurance that says he owns the house and it is located on his land. Mr. Powell explained how he discovered the problem with the lots. Ms. Kreis commended Mr. Powell for this discovery and she questioned whether there were similar issues elsewhere on the Ranch. Mr. Powell clarified that his research showed that there were no other cabins on HOA property.

MOTION: Alan Powell made a motion to APPROVE \$3,000 to have Evergreen Engineering survey the land this summer and to represent the HOA in requesting the County Line clarification from Morgan and Summit Counties.

Mr. Tyler clarified that the motion should say that Evergreen Engineering should include all of the research and title work on the parcels in their scope. Mr. Powell believed it was already included in the scope. He read, "To create a survey showing the parcels, two houses and driveway, and descriptions of the amended parcels as required. Since there appears to be many issues of existing titles and deed descriptions, we do make sure all parties are in agreement to the solution."

Dan Heath seconded the motion.

VOTE: The motion passed unanimously.

Audit Proposals

Ms. Kreis reported that an RFP was sent to four companies, and each company returned a very responsive proposal. She spoke with each company and they were all very interested in working with Pine Meadow Ranch. All four companies do forensic type accounting which is an audit that makes sure the HOA properly records and reports their accounting functions. Their intent is not to find mistakes or to assign blame. The HOA would receive a full audit report when the audit is completed.

Ms. Kreis stated that when she spoke with each of the companies they talked about option one and option two. Option One is the cost of a full audit of every accounting year for the past three years. Option Two is more compact in scale where the Board could agree to a scaled back procedure of doing a sampling of accounting. That option would be more cost effective for the HOA and provide professional feedback on how they could improve their practice. Ms. Kreis remarked that all of the information she received was proprietary, which is why she had not emailed it to the Board members. Ms. Kreis stated that because the audit would fall into the second or third quarter of this year, all four companies gave better pricing because they are the busiest in the first quarter. Ms. Kreis noted that because she personally knows two of the companies she would recuse herself from voting. She reviewed the bids identifying the companies as A, B, C and D. Each company is fully licensed and bonded and came highly recommended.

Option One for Company A was \$16,000 to do a full accounting for all three years. Option Two for Company A was \$10,000 for a sampling procedure.

Option One for Company B quoted a range of \$11,000 to \$12,000 for a full accounting of all three years. Option Two was a range of \$2,000 to \$10,000 for a scaled back procedure.

Option One for Company C quoted a range of \$9,000 to \$9,500 for a full accounting of all three years. Option Two was a range of \$6,000, to \$6,500 for a reduced procedure.

Option One for Company D quoted \$13,500 to \$18,000 for a full accounting of all three years. They were willing to meet with the Board to discuss a sampling audit at an approximate cost of \$2,000.

Ms. Kreis pointed out that each company was willing to meet with the Board to discuss a scaled back scope if they find that to be more cost effective.

Ms. Kreis asked the Board how they should select the company they decide to work

with. Mr. Tyler understood that Ms. Kreis would not be voting, but he wanted to hear her opinion on the individual companies, as well as whether she would recommend a full scope or a reduced scope. Ms. Kreis stated that if they have the funds she would recommend a full audit. They have not had an audit for ten years and she believed it was good business sense to do so. If they do a full audit they can report back to the property owners at the Annual Meeting and not have to do another audit for ten years. A full audit would also identify strengths and weaknesses and where they could improve their accounting method.

Ms. Parker stated that if the Board agreed to a full audit and Company C was the least expensive, she asked if Ms. Kreis thought company C was a good solid company, without comparing them to the other three companies. Ms. Kreis replied that all four companies were very good. She had seen reports from the two companies she knows and their reports are very thorough. She was unfamiliar with the other two companies and had not seen their reports. Mr. Tyler did not believe Ms. Kreis needed to recuse herself from voting because they get bids and hire companies all the time, and these companies ask the Board to keep their information confidential. Ms. Kreis clarified that her reason for not putting the information out via email is that once she sends it she no longer has control over where it goes from there. If they decide that only the Executive Committee would vote, she could give hard copies to the Executive Committee. If the entire Board votes she would make hard copies available to the Board members.

Mr. Tyler stated that Ms. Kreis is a professional and he values her opinion more than his own on this matter. He would like her recommendation and she can keep the company names confidential and give her recommendation as company A, B, C or D. If she has done business with a particular company and feels that they provide more value for their bid, that information would be important to consider.

Ms. Kreis stated that if the Board voted a motion for her to give a recommendation, she would spend additional time going through each proposal and base her recommendation on the materials provided. Mr. Tyler preferred to do that.

MOTION: Tom Deaver made a motion to request that Ms. Kreis provide the Board with her recommendation on the four companies who submitted bids for an audit.

Mr. Powell agreed that it was more important to choose the right company based on Ms. Kreis' experience. Ms. Kreis stated that she would put together a recommendation for the next meeting.

The Board moved to the next item without seconding the motion or taking a vote.

Monthly Budget

MOTION: Tom Deaver moved to Approve the unpaid bills from February that were approved via email. Alan Powell seconded the motion.

VOTE: The motion passed unanimously.

Ms. Kreis reviewed the unpaid bills detail for March. Jody reported that the bill from Dirtworld was for the trucking of the big boulders in front of the mailbox. The trucking was \$135 and the boulders were \$100. Jody stated that NPS had not billed the HOA for the steel plates in August. The mistake was caught and they sent Jody an email. Jody went through his records and confirmed that they were not billed in August. Jody needed approval for NPS to bill the HOA \$275 for August. It would show on the Capital One credit card.

Ms. Kreis noted that the HOA is non-profit and does not earn income. However, they do need to file taxes on the interest they earn on the bank accounts. The Whitehouse Company CPA is the charge for preparing the taxes.

Ms. Kreis stated that she asked Carol if she had received her bonus and Carol has not received it. Mr. Tyler remarked that he was the one responsible for sending it and he had not done it. He would follow up and make sure Carol receives it.

MOTION: Tom Deaver moved to pay the Unpaid Bills as stipulated, with the addition of \$275 to Capital One for the steel plates. Mark Hodgson seconded the motion.

VOTE: The motion passed unanimously.

Ms. Kreis reported that they were already at 62% of total revenue, which was higher than what was collected this time last year. She noted that the Church had already paid the full increased amount they had promised.

Ms. Kreis reported that three lien releases were included in the checks to be signed by the Board. Carol would mail them to Summit County if the Board was comfortable with that approach to avoid making a trip to the County. The Board agreed.

Mr. Deaver asked for the status of the short-term rental on Uinta that was significantly behind on both HOA dues and water assessments. He recalled that Frieda, with Revenue Recovery had made her way through a bad snow storm to serve them. Mr. Tyler stated that once the accounts reach that point the HOA turns them over to

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Revenue Recovery for collection.

Ms. Parker asked if UDOT was still on schedule with what they planned to do. Mr. Tyler stated that UDOT had already started on the Promontory side. Ms. Parker understood that they would be starting the barriers at Silver Creek on April 4th, and once they reach the Ranch Road they will need to drive to Wanship probably between April 7th and 9th. On April 17th they would be down to one side. Mr. Tyler replied that this was correct.

The Meeting of the Pine Meadow Owners Association Board adjourned at 8:09 p.m.
