

PINE MEADOW RANCH OWNERS ASSOCIATION
TRAILSIDE PARK
5715 TRAILSIDE DRIVE
PARK CITY, UTAH 84098
FEBRUARY 24, 2009

In Attendance: Hutch Foster, Bruce Hutchinson, Dan Heath, Bob Burdette, Scott Clausen, Duane Yamashiro, Amy Jackson, Suzanne Larsen.

Ex-Officio: Jody Robinson, Ranch Manager

Excused: Jan Kanzler, George Ramjoue. Amy Jackson and Scot Erickson arrived later in the meeting.

Hutch Foster called the meeting to order at 6:35 p.m.

Approval of Minutes

Mr. Foster called for discussion on the annual meeting minutes of November 12, 2008.

Mr. Foster referred to page 4 of the annual minutes, under Special Service District, and read, "They are now talking to the County about a new Special Service District which would involve everyone in the County." He noted that the sentence was incorrect. Mr. Foster corrected the sentence to read, "...which would involve everyone in **Tollgate Canyon.**" He also struck the next line from the minutes completely, "Pine Meadow would still take care of the two major roads, but everyone would pay." Mr. Foster clarified that a Special Service District might choose to contract the Ranch to help with maintaining those roads, but it is not a given.

Mr. Foster remarked that the next few lines were confusing but he felt they were correct as written.

Suzanne Larsen noted that she was listed in attendance at the annual meeting but she was not there.

Amy Jackson entered the meeting.

MOTION: Bob Burdette moved to ACCEPT the Annual minutes of November 12, 2008 as amended. Duane Yamashiro seconded the motion.

VOTE: The motion passed unanimously. Bruce Hutchinson and Suzanne Larsen abstained.

The Board discussed the minutes of January 13, 2009.

Mr. Hutchinson noted that the meeting location was not reflected on the heading. He assumed that Carol did not have that information.

Mr. Burdette noted that the January 13th meeting was held at 1750 Countryside Drive in Salt Lake City.

Mr. Hutchinson noted that the Board members speaking were incorrectly identified in portions of the minutes.

He also noted that the minutes needed to clarify how the ECC is to function, as was discussed at the meeting. He recalled discussing that if the Board planned to meet as infrequently as once a month, the ECC could either be taken care of by a separate group or the area rep could possibly serve as the liaison unless there was some unusual condition. He did not believe the minutes reflected that discussion. Scott Clausen agreed that they had talked about coming up with a policy or standard that would allow the area reps to sign off on simple or routine matters. Any major issues would still come before the Board.

Mr. Foster stated that the matter would reappear on today's agenda because it was left open at the last meeting.

Mr. Foster asked if there was anything specific that was not included in the minutes but should have been. The answer was no.

MOTION: Dan Heath made a motion to ACCEPT the minutes of January 13, 2009 with the addition of the meeting location. Scott Clausen seconded the motion.

VOTE: The motion passed unanimously.

Owner/Visitor Open Forum

Bob Burdette stated that he was representing himself as an owner. He stated that the Board apparently approved the construction of a red cabin. He recalled a previous discussion about a red roof and that owner was required to appear before the Board to explain why he would put a red roof on his cabin. The Board has since approved an entire red cabin across the street from him.

Mr. Foster stated that Scot Erickson would need to help on that matter.

Mr. Burdette remarked that the cabin was either painted red or it is a really nice primer coat. Mr. Clausen recalled a similar situation with the cabin next to George's. Mr. Foster stated that both cabins in question are using a hardy plank siding that is paint, not stain. Mr. Burdette stated that if the environmental control committee is resting on the backs of the area reps, he thought the area reps should understand the approved materials and colors. He was unsure if they had good

written documentation. Mr. Foster pointed out that they did not even have bad written documentation. Mr. Burdette felt there was an open window for these inconsistencies to happen.

Mr. Foster stated that he has been communicating with Ted Barnes on the latitude the Board has to create a document and whether the CC&R's allow them to even create a document. In terms of what the Board approved on the two cabins in question, Mr. Foster noted that they would need to look at the construction agreements that George and Scott should be holding.

Mr. Clausen asked if that was the same discussion as the corrugated siding. Mr. Foster replied that it is the same cabin but the issue is not the corrugated steel. Mr. Burdette stated that there is corrugated steel on the silo portion of the cabin across from him. The rest of the cabin is farm red and that is the issue. Mr. Foster stated that he would ask Scot to look at the construction agreement. The cabin in George's area is the purplish cabin on Arapaho.

Water Board Update

Dan Heath reported that the Water Board had a very short meeting. They paid bills and that was the extent of it. He noted that for now the Water Board only meets once a month. In the past they have met twice a month, especially during the project. Now that the project is over, the water system pretty much runs itself.

Mr. Heath stated that he had spoken with Mr. Foster and Eric Cylvick, President of the Water Board, about someone else taking his place as the HOA representative to the Water Board. He has served in that position for four years and is suffering from burn out. Mr. Heath offered to stay on until someone else steps up. Mr. Clausen suggested that they could make it a one year position. Mr. Clausen was interested, but suggested that they email everyone to give the absent Board members the opportunity to volunteer. Mr. Burdette was also interested and offered to do it next year if Mr. Clausen wanted it this year.

Mr. Foster stated that Scott Clausen would begin as the HOA's representative on the Water Board for the remainder of this year and turn it over the first of next year.

Manager's Report

Jody Robinson stated that there has been very little change since the last meeting. Mr. Foster noted that they just put new lighting in the HOA office and the dry wall was taped and mudded.

Mr. Robinson reported that everything is good on the grader. Mr. Clausen asked about the solenoid repairs they are looking at in the future. Mr. Robinson replied that it is for the front blade and the main blade. He explained that the main blade is going to be a Wheeler Machinery

repair because it's under high pressure, he does not want to do it himself. Mr. Foster felt the repairs should be a priority because the repairs are more expensive once it breaks and they intend to use that machine for a long time.

Mr. Foster asked Mr. Robinson for a list of the repairs scheduled for this Spring. Mr. Robinson replied that it would only be the two solenoids, one on the front blade and one for the main blade. Mr. Clausen asked about cost estimates. Mr. Robinson replied that he had not yet looked into it. Mr. Burdette and Mr. Clausen suggested that they may get a rate cut if business is slow.

Mr. Hutchinson ask for the status on the dump truck, the sander, the water tank and dust control for the summer. Mr. Robinson stated that the four trucks he was looking at was a bogus deal initially. He was looking at another one but it was more expensive. The price was dropped from \$25,500 to \$23,5000 in the last week. He noted that the sander is approximately \$4,000 and the plow is \$2,000. Mr. Robinson believed that after taxes and insurance it would use most of the \$30,000.

Equipment

Mr. Burdette noted that the economic stimulus package that Congress recently passed includes a rebate of the sales tax on new vehicles. He was unsure if it would cover dump trucks but it is supposed to be an incentive to purchase something now. He stated that Utah should triple the sales tax on all motor vehicles for the period this credit is available. For example, if tax was going to be \$1,000 but Utah charges \$3,000 all \$3,000 would be rebated back from the Federal government. Mr. Burdette offered to check on it because sales tax might not be an issue if they purchase the truck now. The rebate is good for any vehicle purchased between now and November 30th.

Mr. Hutchinson asked Mr. Robinson if they owned a tank that would fit on a truck the size they are looking at. Mr. Robinson replied that they would need a tank. Mr. Hutchinson stated that if they had a tank they could pump water into the tank and spray the road. He would also need a spreader for the gravel. Mr. Foster stated that if they purchase the truck they would also need to purchase additional equipment in order to maximize the use of the truck.

Mr. Burdette noted they budgeted \$30,000. If they purchase a \$23,000 truck and spend an additional \$7,000 on equipment they would be at budget. Mr. Foster asked how large a sander would fit on that size truck. Mr. Robinson believed it would be a 3-ton sander. Mr. Foster wanted to know how much road could be effectively sanded with 3 tons of sand. Mr. Robinson was unsure. Mr. Foster suggested that he talk to Geary Construction to see how many tons they use when they do Pine Meadow roads. Mr. Foster believed there was consensus that the Board was still interested in pursuing the truck

Mr. Hutchinson felt they should rent a machine to seal the cracks in the asphalt. Mr. Robinson stated that it would be their area of maintenance this summer. Mr. Hutchinson stated that it is better to seal the cracks when it is cool because the cracks are open the widest. The suggestion was made to make it a Spring project if the roads are dry.

Amy Jackson asked if the Board has looked into insurance for the truck. Mr. Burdette answered no and explained that he did not create a separate line item in the budget for the truck. Mr. Hutchinson asked if they have insurance on the grader. Mr. Burdette replied that there is liability insurance on the grader. Mr. Burdette stated that they could not operate the truck without insurance so if they purchase the truck this year, he would adjust the aggregate purchases. Less gravel would be put on the roads and the money would cover the insurance expense.

Old Business

Confirming meeting location in the valley for odd number months

Suzanne Larsen did not have anything to report on locations. Mr. Foster remarked that there was still time to find a location and he would post it on the website well in advance of that meeting.

Ranch Projects

Mr. Foster stated that it is time to be thinking of projects and budgeting for them. He asked if anyone had a project they would like to get on a master list tonight.

Mr. Robinson stated that some road signs need to be replaced. Mr. Heath commented on the need to have a sign that says Forest Meadows because he is always getting calls from people who are lost. He understood that there was a sign but they need to make it more prominent because no one sees it.

Mr. Heath stated that the lower part of Forest Meadows is a mess and he recommended doing something to help with drainage.

Mr. Hutchinson asked if Mr. Robinson plans to have all the roads open by Memorial Day. Mr. Robinson felt it was too early to know what the weather would be like. Mr. Hutchinson noted that they have opened the roads by Memorial Day in past years when the snow pack has been heavier than this year. Mr. Heath agreed that they always try to have them open by Memorial Day. Mr. Foster pointed out that it is dependent on the weather and the length of winter.

Mr. Robinson asked if he should waste fuel plowing the slush or if he should just leave it. Mr. Foster felt they should leave it unless it is so deep that it tears out the under carriages of the

vehicles. Mr. Heath asked if it would be impassable if it freezes up. Mr. Robinson answered yes, that it would be impassable if it freezes. Mr. Heath thought Mr. Robinson should use his own judgement. Mr. Foster stated that the Board needs to keep the roads passable but they do not have an obligation to make them smooth and attractive this time of year.

Mr. Clausen added a culvert by the rental to the list of projects. Mr. Foster stated that a culvert is already there and it was repaired last Fall. The culvert was functioning in the Fall and they would see how it is this Spring.

Mr. Foster stated that Bryce has been doing an engine training class and he had asked to use their neighborhood. He felt it would be good for the Ranch and the local fire fighters to train in their neighborhood. It would also allow the property owners to become familiar with the local firefighters. Mr. Hutchinson asked if the chipper service would be available this summer. Mr. Foster remarked that he had not discussed the chipper service with Bryce. A substantial amount of grant money is still available and he had no reason to think that the service would not be available this summer. Mr. Hutchinson asked if Mr. Foster would find out and post it on the website so everyone would know. Mr. Foster stated that he would not be able to finalize a schedule at this point, but he would find out if the service would be available.

Articulated Building Guidelines for the ECC

Mr. Foster stated that Mr. Heath had been trying to craft a document that would reflect building guidelines. The problem is that the CC&R's do not even imply building standards or guidelines. When he first came on the Board there was some innuendo that a document existed but that document has never been found. Mr. Foster reported that he requested that Ted Barnes provide legal guidance on what they might be able to infer on the CC&R's, but with solid footing. He noted that the CC&R's vaguely refer to a document of specifications and requirements that an ECC could provide to an owner who wants to build. Mr. Hutchinson clarified that the CC&R's require that plans be submitted but it does not specify any parameters.

Ms. Larsen understood that the CC&R's could not be changed. Mr. Foster stated that he discussed that matter with Mr. Barnes and it appears that was untrue. It is not easy to change the CC&R's but it can be done. However, the window for changing the CC&R's is the second half of this year. Mr. Heath pointed out that there are five sets of CC&R's for various areas. Mr. Foster stated that Mr. Barnes would advise them on what could be done.

Mr. Foster stated that for the ten years the HOA has been in place, enforcing the building guidelines has been done arbitrarily because there are no written, enforceable guidelines. Mr. Foster was anxious to resolve that issue. He noted that building agreements signed by a property owner that specifies colors and materials are enforceable documents.

Mr. Burdette wanted to know what recourse they have if someone submits plans that the Board does not approve but the property owner decides to do it anyway. Mr. Foster stated Mr. Burdette has just articulated the reason why they did not pursue dealing with unsatisfactory roof colors. At this point, there is nothing they can do.

Mr. Heath stated that he was around when the missing guidelines document was drafted, but they were only suggestions and not enforceable guidelines. Mr. Hutchinson stated that he had seen that document also and the cover page clarified that the guidelines were only suggestions.

Mr. Foster summarized that they are pursuing two matters. First, is that Mr. Barnes is considering what the reference to specifications and requirements in the CC&R's allows them to do. Second, because the deadline is approaching for modifications to the CC&R's, if it is voted on by more than three-fourths of the members, there is no question that a guidelines document could be created and made a part of the CC&R's if the members vote in favor.

The Board discussed the cost of having Ted Barnes do their legal work and his hourly rate. Mr. Foster noted that the Board has previously discussed the idea of having another attorney take care of simpler matters that do not involve the history that Ted Barnes has with their Board and the CC&R's. Scot Erickson stated that he had spoken with Cheryl Fox and she knew of a property law attorney in Park City that the Board could use for smaller matters that did not involve history. He would follow up with Ms. Fox and report back to the Board.

Ms. Larsen suggested that they form a separate Environmental Control Committee and let that committee work on the guidelines with Mr. Barnes. Mr. Foster felt that could be a possibility. He noted that the entire Board of eleven members has functioned as the ECC for as long as he has been an active member. He was unsure if it was done differently prior to his time on the Board. He asked the Board members for their thoughts on Ms. Larsen's suggestion. He recalled that last year the Board decided to reduce the number of people dealing with Mr. Barnes in an effort to control cost. Mr. Burdette stated that until they have a concrete document that the Environmental Control Committee can use as enforceable guidelines, the Board should continue to function in that position. Once the guidelines are in place, he would be comfortable turning it over to the area reps plus a committee to deal with specific issues in each area. The Board members favored that suggestion.

Lease Agreement with Pine Meadow Mutual Water Company

Mr. Foster provided copies of a proposal Ted Barnes had drafted for the Water Company. The agreement was in line with a previous decision that the HOA would grant the Water Company a lease to have their garage on HOA property. The Water Company would cover the expenses for their part of the building and the HOA would cover theirs. He had talked with Eric Cylvick about

splitting taxes on the building itself based on the square footage. Mr. Burdette understood the meeting of the minds but he did not think that was clear in the agreement. He noted that Paragraph 2, under Consideration, spells out who gets to use what property and Paragraph 3, Insurance and Other Costs, spells out who pays for the bills. But language stating that the Pine Meadow Mutual Water Company shall bear all costs, and one of those costs is taxes, he could not see where it specifies taxes on the building only. Mr. Foster reminded everyone that “garage”, as referenced earlier in the document, is the new construction. The existing shop space is the two bay portion that the HOA is using.

Mr. Clausen wanted to know how the larger garage affects the taxes on the land. Mr. Foster replied that the property taxes on the land would remain the same. The split would be on the property improvements, which is a separate number. Mr. Burdette was willing to defer his concern to the discussion Mr. Foster had with Mr. Cylvick. Mr. Foster made a note on his copy for Mr. Barnes to make sure the language clearly expresses the agreement.

Because the Water Company and the HOA had already entered into this agreement and the building has been standing for six months, Mr. Foster did not believe it was necessary for the Board to approve the lease agreement, since they previously voted to approve a general agreement. Mr. Heath felt more comfortable voting on the actual document this evening.

MOTION: Dan Heath made a motion to APPROVE the Pine Meadow garage lease agreement as submitted by Ted Barnes.

Mr. Foster requested an amendment to the motion to include clarification of the insurance and other cost splits being based on square footage of new and existing structures.

Mr. Heath amended his motion to include the language stated by Mr. Foster.

Scot Erickson seconded the motion.

VOTE: The motion passed unanimously.

New Business

Mr. Foster stated that an email was sent out by an individual referencing advertising for short term rental on the Ranch. He felt the Board should discuss that issue specifically, and have a broader discussion on short term rentals in general.

Mr. Yamashiro stated that he drives by that house every day and in his opinion they are not good neighbors. The cars are off the road and it is a safe environment. If renters start using the roads

more, the Board may eventually need to look at a vacation tax or something that would cover the extra costs. He felt the main issue was safety and being a good neighbor.

Scot Erickson stated that what bothered him most about the first rentals on Arapaho is that the advertisement listed hundreds of acres of snowmobiling, which was basically inviting their renters to trespass on private land. This showed a lack of concern for the environment and turned him against rental property. Mr. Erickson remarked that Summit County allows short term rentals and he did not believe the HOA has the teeth to limit anything beyond violating the safety issues in the CCR's. He believed people should be able to rent their property if it is done responsibly.

Mr. Erickson asked Mr. Heath if he could describe his rentals in terms of how often and for how long. Mr. Dan stated that after researching the covenants, he found that he was allowed to rent regardless, because nothing in the Forest Meadows covenants addresses residency whether it be year-round, part-time, period of renting or anything. When you purchase property the covenants run with the property. Mr. Heath stated that he has probably rented three times and he has never had a problem with the neighbors. He typically rents to snowboarders or skiers and they are gone all day. Mr. Heath stated that would not rent if it was prohibited anywhere in the covenants. Mr. Heath clarified that he usually has someone living there on a yearly basis, but it was empty this year and he could not take the hit every month. That was the only reason he considered short-term rental. He assumed other owners were in the same situation.

Mr. Erickson clarified that Mr. Heath primarily rented as a vacation spot near Park City and that he was not enticing people to use Pine Meadow property. This was different from other situations they have encountered with rental property. Mr. Heath believed that some of the problems stem from the HOA's lack of enforcing what they can enforce.

Mr. Burdette recalled that at one time the Board had a policy they were going to send to all landowners saying that they would not use their property for short-term rentals. When he was asked to sign that policy he refused. Mr. Burdette clarified that the policy was never sent out but it was a matter that was discussed amongst the Board. Mr. Burdette asked if Mr. Heath was suggesting a policy that owners who bought into the Ranch prior to the policy would be allowed short-term rentals, but those coming in after the policy would be prohibited from short-term rentals. Mr. Heath thought it was an issue for the Board to discuss. He felt strongly that you cannot take away rights in retrospect. Mr. Burdette questioned the idea of restricting owners' rights going forward. Mr. Heath stated that the Board had previously voted to do that, but he did not necessarily agree. He pointed out that he never intended to be a landlord but circumstances changed and he did what he had to do. He assumed that was true of many others. Mr. Burdette thought it was grossly unfair to impose a restriction on a new owner to the Ranch that their neighbor does not have. Mr. Heath agreed that it was a property rights question.

The comment was made that traffic and parked cars were the major issue with rentals. Going forward, they could allow short-term rentals with restrictions on certain aspects. Mr. Heath cautioned them to be careful in dealing with covenants. The only way they can take away the rights someone bought into is by modifying the covenants. Mr. Heath stated that the role of the ECC is to enforce the covenants, not to draw up new ones, unless they have a two-thirds of three-quarter majority vote.

Mr. Foster stated that he and Dan differ on some parts of the matter but they do not differ in the end. He believes that the bylaws empower the Board to create rules and regulations to protect the overall quality of life on the Ranch. However, he did not believe the Board had done that. Instead of finding a way to enforce the CC&R's and monitor parking, noise and trespassing, they tried to create a bigger rule that would catch all the issues. He thought it was fair to say that the Board has been unbelievably ineffective in enforcement and they may have made a legislative mistake.

After further discussion, Mr. Burdette stated that he did not care which side of the issue they come down on, as long as they consistently apply the rule to every owner within the Ranch, both present and future. He would oppose anything to the contrary. Mr. Hutchinson stated that it could not be done because too many laws are grandfathered in. He agreed with Mr. Heath that it is unenforceable for anyone who has not already agreed.

The comment was made that property owners and renters might be unaware of the rules and restrictions and the problem could be resolved with education and information.

Mr. Erickson felt they could ask people to make changes to their property without taking away their rights. It is a matter of being a good neighbor and he believed most of the owners are reasonable. Mr. Burdette referred to an earlier discussion and asked Mr. Erickson if he had asked Matt Brown to change the color of his red cabin. Mr. Erickson was unaware that the cabin was red. When he spoke with the property owners after the holidays, they told him that they had paid the fee and the water was hooked up. Mr. Erickson stated that he was left out of the loop but if they paid the money he assumed it was approved. He understood they were using earth tones for the colors. There was some question as to whether the Brown's had actually signed a construction agreement. Mr. Erickson stated that he still had the rendering showing a brown exterior. Mr. Foster suggested that Mr. Erickson get a construction agreement signed if there is not one already and he should show them that the rendering they submitted for approval was a brown color. Mr. Foster stated that the material was hardy board so it would be easy to change the color.

Mr. Foster informed Carol that payment of impact fees should come through the area rep who signed the construction agreement with the owner. Mr. Heath questioned the strength of the

HOA's agreement with the Water Company not to issue any water. Mr. Foster stated that Ted Barnes is drafting an annexation agreement for properties contiguous to the Ranch. The Water Company's annexation recognizes that someone must annex into the Ranch before they can obtain a water letter from the Water Company. That has been done in the past based on assumption, but from here forward, the Water Company will not issue a water letter until they have a copy of the signed annexation agreement with the HOA.

Mr. Burdette remarked that Eric Cylvick has said that he would issue water letters anyway in order to facilitate building during a short construction season. He made that clear at the Water Company annual meeting. Mr. Foster clarified that it is not an official water letter and it was the County who made the error on the Brown property.

Mr. Foster turned the discussion back to short-term rentals. The Board preferred to hold further discussion until they had time to think about it. Ms. Jackson asked if there was any merit in inviting offenders to a Board meeting to talk about the problem. Mr. Foster replied that those types of discussions have been ineffective in this setting. If the Board considers changing policy, he would have a one on one meeting with one individual in particular regarding the history of his property use.

Mr. Clausen felt blind-sided by Mr. Heath on the rental issue. He wished Mr. Heath had talked with the Board before they received an email. It looks bad to have the Vice-President of the HOA saying he can do whatever he wants with his property. Mr. Clausen stated that after hearing Mr. Heath's explanation tonight, the Board is sympathetic and what he said makes sense. Mr. Clausen recognized that the Board may not have done the right thing, but it would have been a great courtesy if Mr. Heath had let the Board know what was happening and why. Mr. Heath agreed in hindsight and stated that he had not thought about talking to the Board. Mr. Heath had contacted the gentleman who sent the email.

Mr. Burdette requested that this item come back on the next agenda so the Board could resolve the issue without treating owners differently.

Mr. Foster asked Mr. Erickson to follow through and report back on the situation with Matt Brown.

Mr. Heath thanked Mr. Clausen for raising the issue this evening and he thanked the Board for understanding his situation.

Budget Review

Mr. Burdette was grateful to report that all the bills were sent to the property owners and money

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is starting to come in. He has \$7600 in bills that need to be paid and they have enough money to pay them. He thought they should be financially secure for the next several months.

Mr. Burdette reviewed the bills totaling \$7,596.

MOTION: Bob Burdette proposed to pay all the bills tonight as outlined. Dan Heath seconded the motion.

Mr. Hutchinson recalled approving funds for Jody to purchase materials for the drywall work. Mr. Burdette believed Jody charged the materials on the Home Depot credit card and he had not yet received the bill.

VOTE: The motion passed unanimously.

Mr. Hutchinson asked about collections. Mr. Burdette submitted a letter dated January 15th from Revenue Recovery indicating that during 2008, they collected \$9,562 on behalf of the HOA. That amount includes payments that were made directly to the HOA through their efforts. Mr. Burdette believed if they had not used Revenue Recovery or another collection agency, they would have collected \$62 and not \$9,562. He noted that the letter from Revenue Recovery encouraged the Board to turn over delinquent accounts as early as possible because it enhances their ability to collect. Mr. Burdette suggested that after June, the Board should evaluate the delinquent accounts on a regular basis and turn them over to collections.

Area Rep Discussions

Summit Lands Conservancy

Mr. Erickson reiterated that he has spoken with Cheryl Fox with the Summit Land Conservancy and she has received a number of phone calls from Pine Meadow about trying to protect the Ranch. Ms. Fox offered to put the Board in touch with someone who could do an assessment of critical wildlife areas. That assessment would help the Board identify areas of sensitive lands that they could protect from building. Mr. Erickson was told that areas that have done this have increased property values and resale values and it makes a better community. Regarding the streams that take the runoff from the Ranch, Ms. Fox believes they could have settling ponds put in to help mitigate the runoff and create a better environment. Ms. Fox also stated that there could be funding for the HOA to purchase certain areas to create recreational open space for its members. If the Board is interested, he would continue to pursue that with Ms. Fox.

Mr. Foster stated that unless anyone disagreed, he thought Mr. Erickson should continue working with Ms. Fox. The more they know about the land, the wildlife and their water quality, they will

be better off.

Mr. Hutchinson remarked that off-leash dogs is an issue that still needs to be addressed. He thought it was mainly year-round residents who keep their dogs outside and in past years he has watched those dogs kill wildlife.

Mr. Foster stated that their enforcement is through the County. If they call the County they immediately come up. Mr. Foster agreed that dogs should not run free and nothing teaches a dog owner to restrain their dogs more than having their dog picked up.

Ms. Larsen stated that the problem with calling Animal Control is that by the time they show up the dog is gone. Mr. Foster pointed out that the HOA cannot enforce the County's leash law. He gave the number for Animal Control in Wanship. Mr. Foster offered to put a note on the website to remind people of the leash law.

The meeting of the Pine Meadow Ranch Owners Association adjourned at 8:33 p.m.
