

PINE MEADOW RANCH OWNERS ASSOCIATION  
MONTHLY BOARD MEETING  
PINE MEADOW RANCH  
JULY 26, 2011

In Attendance: Hutch Foster, Dan Heath, Bob Burdette, Suzanne Larson, Tom Deaver (Area 4), Jeff Hubbard (Area 2); Scot Erickson (Area 1); Alan Powell (Area 3); Amy Jackson, (Area 7)

Amy Jackson arrived late. Mike Gonzales (Area 6) and Bruce Hutchinson (Area 5) were excused.

Ex Officio: Jody Robinson – Ranch Manager was excused.

Guest: Yvette Connelly, Lot PI-G-38, Sam Scaling, SS lot; Bob Lindsay, Lot F78-80; Peter Kuracheck, Lot PI-E73,1691 West Navaho; Ted Bonnitt, Lot PI-E-55

Hutch Foster called the meeting to order at 6:38.

**Approval of Minutes – June 28, 2011**

MOTION: Suzanne Larson moved to APPROVE the minutes of June 28, 2011. Dan Heath seconded the motion.

There were no corrections or changes.

VOTE: The motion passed 5-0-2. Tom Deaver and Jeff Hubbard abstained since they had not attended that meeting. Amy Jackson was not present for the vote.

**Owner/Visitor Open Forum and other Ranch Communications**

Peter Kuracheck

Peter Kuracheck stated that he has been an owner since 2002 and the roads never get better. His house sits on the junction of Navaho, Valley Vista and Uintah View. Since 2002 that area has only had mag water once or possibly twice. He pointed out that there are no houses on the road from Arapaho to Valley View, yet that road is mag watered. He was upset that mag water was being used on roads with no houses when three roads conjunct in front of his house and he gets nothing but dust.

Scot Erickson remarked that mag water is an expensive road treatment and the budget does not allow them to do all the roads. The Homeowners dues remain low and it is difficult to keep up with the regular maintenance. Due to budget constraints, they try to do the main arteries. Mr. Erickson was pleased that Mr. Kuracheck had provided input because he was unaware until this evening that Mr. Kuracheck wanted his road mag watered. Mr. Erickson stated that the Board would consider adding his road to the budget for next year.

Mr. Foster clarified that mag water is not for houses. Mag water is for maintenance of the most heavily traveled roads on the Ranch. The road maintenance budget is targeted at primary, secondary, and tertiary roads. He pointed out that the mag water decision for maintenance this year was to pass one loop through the Ranch, regardless of whether or not there were houses.

Mr. Kuracheck commented on the number of potholes on Navaho from Arapaho to the Bonnett's property. He wanted to know why those were not smoothed before the mag water was done. Mr. Foster stated that it was not originally intended to get mag water. However, if there is mag water left at the end of the process, Jody Robinson starts to work towards other directions that are also heavily traveled. Mr. Robinson saw Arapaho as a fairly heavily traveled section and he let the tank truck run 50 yards up that road. Mr. Foster agreed that there were a number of potholes and suggested that they may end up ruining the mag water to blade the potholes.

Mr. Burdette pointed out that when the Ranch orders a tank of mag water they purchase the whole tank. If they have mag water left over they cannot get a refund. Therefore, there is no reason for not using all the mag water that was hauled into the Ranch.

Mr. Deaver believed he was at fault for Jody going up Navaho off of Arapaho, since he had asked Jody to do the wide intersection where a semi truck may turn around and continue up to Mr. Kuracheck's house. Unfortunately, the tank ran out before he could go the additional 50 yards. Mr. Deaver pointed out that Mr. Kercheck's area was mag watered last year past his house on both Uintah View and Navaho. Mr. Deaver noted that mag water is very expensive and it was difficult to get this year.

Mr. Kuracheck understood that it was a terrible winter and asked if the Board would consider filling the potholes at the bottom part of the road. Mr. Foster explained that the road work in that area was put on hold due to a repair on lower Tollgate at the culvert. That project would be extremely expensive and they were still unsure how much budget would be available. The amount of money left would determine the type of repairs. He assured Mr. Kuracheck that something would be done this year.

Mr. Kuracheck asked about the HOA dues. Mr. Foster replied that unless Mr. Kuracheck claims his house as a primary residence, his dues should be \$250. A primary residence is \$350. Mr. Kuracheck asked if the dues could be increased temporarily to fund much needed road repairs. Mr. Foster stated that personally he would like to increase the dues permanently. However, the Board has that discussion every year and there has never been general consensus that it would be appropriate to

raise the dues. Mr. Kuracheck thought the Board should have a serious discussion about increasing the dues by 10%.

Bob Lindsay

Mr. Lindsay complained about a black dog that was continually running loose. Mr. Foster noted that Animal Control is located in Wanship and should be called. If Mr. Lindsay is able to catch the dog, he should take it to Wanship.

Yvette Connelly

Ms. Connelly asked if the Board has the authority to implement a special assessment fee. Mr. Foster replied that the Board has the authority; however, they have chosen not to raise dues or fees since 2006. He reiterated that the Board has the same discussion every Fall prior to the annual meeting and the idea of raising dues is continually voted down. Ms. Connelly stated that when she sat on a Board for Woodland Estates no one wanted to increase the dues, and instead they passed a special assessment for two years for road repairs. Mr. Foster felt the Board should include that suggestion in their next discussion.

Mr. Burdette stated that there was the opportunity for individual property owners to make a contribution in excess of their dues and to designate where they would like their money to be spent. That practice would not need to be approved by the Board and it would be left to the discretion of each property owner.

Ms. Connelly also had concerns regarding the roads. She noted that the lower part of Windy Ridge becomes an ice rink when it gets wet. She commented on problems she had driving that road after a rain storm in July, and reported on problems her neighbors have encountered driving the road. Ms. Connelly requested that the road be put on the projects list to at least get some gravel. Mr. Foster offered to add it to the list. Mr. Foster noted that if an owner wanted to purchase a load or two of gravel for their own road, Jody would be available to spread it.

Pam Slaughter

Mr. Foster reported that Pam Slaughter, a Ranch realtor, spoke with him about using the Ranch Manager's cabin at the bottom as a real estate office. He told her that in his opinion it would not be acceptable since it was the roadwork storage area and the cabin belonged to the Owners Association. He did not think the Owner Association should give free space to a private business. Mr. Foster stated that Ms. Slaughter had proposed to take responsibility for the real estate sign board at the bottom of the hill.

She has a written proposal about contacting everyone who posts on it and making sure the information is current. Mr. Foster was unclear as to what level the Board wanted to be involved with the sign board. He understood that the Board's interest was primarily to make sure that information was limited to posting on the sign only.

Mr. Heath stated that he had offered several times to clean up the sign board, but he had never had a yes or no from the Board. Mr. Erickson was concerned about conflicts with other realtors if one realtor was in charge of the sign board.

**Amy Jackson arrived. Mr. Foster noted that Ted Bonnitt also came in after the meeting had started.**

Mr. Foster stated that since Dan Heath had donated the sign board to all of the realtors of the Ranch, he asked Mr. Heath to contact Pam Slaughter and work together to maintain the sign board. Mr. Burdette did not think the Board should be involved any further than Mr. Foster's request to Mr. Heath. Mr. Heath suggested his preference for a smaller sign and to require dates on the materials posted. He would contact Ms. Slaughter.

#### Rick Rouse

Mr. Foster stated that Rick Rouse wanted to know when Lower Tollgate would be repaired. He noted that Mr. Rouse donates large sums of money to the Ranch. He informed Mr. Rouse that the Board was working out the budget to determine what repairs were affordable. Mr. Rouse suggested that if the Board could provide real numbers and draft a real plan, he would be willing to make a substantial contribution towards repairs on Lower Tollgate. Mr. Foster had asked Jody Robinson to obtain estimates for professional asphalt work. Mr. Foster stated that Mr. Rouse was going to talk to his neighbors in the Canyon. They could also suggest to the Ranch owners that if others wanted to make a special contribution as a voluntary project, they may be able to do more permanent work.

#### Mailboxes

Dan Heath reported that he had not heard from their postal person. When he contacted her again she was waiting to talk to the delivery carrier. Mr. Heath thought it was likely that the mail boxes would be moved from the bottom to a safer location. He noted that one of the conditions is that the carrier can make a U-turn on the road. Mr. Heath wanted to clear out the area so the turn could be accomplished, and he preferred not to wait until the next meeting for approval. Mr. Foster recalled that last year the Board approved the first phase of a multi-phase improvement project. That phase was

to move the mailboxes alongside the real estate sign board and push the bank back with a retaining wall. Mr. Foster could see no reason to revisit the issue or delay the project if the opportunity arises with the Post Office. The Board concurred.

Mr. Lindsay stated that he is a full-time resident and he refuses to have anything sent to his mailbox that contains personal or financial information. Mr. Foster was not aware of any theft issues.

#### Ted Bonnitt

Ted Bonnitt commented on the number of deep potholes at the bottom. He understood that one reason for purchasing the grader was to make spot repairs quickly and inexpensively. Mr. Foster replied that asphalt does not grade. He stated that Jody Robinson had been extremely busy with the mag water. The mag water was completed and Jody intended to begin repairs in Tollgate Canyon.

Mr. Bonnitt suggested that they sacrifice the mag water to scrape the lower part of Arapaho to minimize vehicle damage.

Mr. Bonnitt complained that the renters on Arapaho were consistently honking the horn late at night. He understood that the Board had no enforcement over rentals, but the parties and commotion are disruptive and it would be nice if they could do something. Mr. Foster told Mr. Bonnitt to contact the Sheriff's Department when noise issues occur.

#### Sam Scaling

Sam Scaling stated that the Board keeps talking about the budget, but \$300 buys a lot of road base. He suggested that they get a full-size dump truck load, dump it mid-way up the mountain and use the grader to spread it. Mr. Foster replied that Jody would be doing that work. Mr. Scaling remarked that the problem is waiting until late September to fix the road right before it snows. Mr. Foster clarified that the roadwork is generally done before the 4<sup>th</sup> of July, but it was too wet this year and everything was delayed.

Mr. Foster remarked that the primary issue on the Mountain was an extremely expensive repair on a culvert where they could lose all access if it is not replaced. He pointed out that if access is lost road conditions would no longer matter. Therefore, the culvert needs to be a priority. Bob Burdette pointed out that Pine Meadow is a mountain community with hills and dirt roads.

#### **ECC Plan Review**

Mike Gonzales – Lot G53

Mr. Foster did not think the Board had received an impact fee from Mike Gonzales. Mr. Burdette verified that this was correct. Mr. Foster noted that Mr. Gonzales was building a large, heavy-duty, garage with 30 foot walls. He suggested that the area rep follow up and determine which rate Mr. Gonzales falls under and what he was actually building. Mr. Deaver clarified that the property is in a gully and the 30-foot walls do not come up to the road level. It is a huge structure and Mr. Gonzales was bringing in 400 cubic yards of concrete. Mr. Foster thought the fee should be \$2.00 per square foot. He also wanted to know why Mr. Gonzales was asking the County for a variance. Mr. Foster asked Mr. Deaver to follow up with Mr. Gonzales. It was unclear who had copies of Mr. Gonzales' plans.

Larry Peterson – Lot D-98.

Mr. Foster had received a letter from Larry Peterson requesting a refund, since he was under the old fee structure for construction.

Bruce Hutchinson sent Mr. Foster a note stating that he had found a project on Alexander that was quite messy; however, it was finished and had a certificate of occupancy. Mr. Foster had driven Alexander but he could not find a messy project.

Mr. Foster remarked that the Board has never withheld a refund based on whether or not they like the appearance of the construction site. He believed it was a separate issue and questioned whether it was appropriate for the Board to withhold \$2,000 because they didn't like how it looked. Mr. Foster requested that the area rep confirm that the project was completed according to what was approved. If Mr. Peterson was due a refund, he believed it should be given. If there was refuse on the site or other issues, the Board should send a letter of non-compliance.

Mr. Burdette pointed out that the refund is based upon not building during the wet seasons. Mr. Foster understood that Mr. Hutchinson had confirmed with the owner that no building had occurred during the prohibited time. He asked Mr. Burdette to contact Mr. Hutchinson to verify that a refund was appropriate.

**Water Board Report**

Mr. Foster has attended the Water Board meeting. He noted that the Water Board was pursuing low rate State financing in order to complete a few projects. One project is to develop the new well site in Tollgate Canyon and the well in Aspen Ridge. Another project is to connect Elk Road to I-Plat so I-Plat can be fed from the 200,000 tank

instead of the 500,000 gallon tank. Because of the tank placement, the 200,000 tank should increase pressure in that area. The last project was to tear up Pine Meadow Drive from top to bottom and change the lines out to a dedicated pump line and run a feed line down to the residents.

Mr. Foster reported that the Water Company finally found the break on Pine Meadow and it was repaired.

Mr. Foster stated that the I-Plat connection project is still intended to go through this year. Eric Cylvick was still working on obtaining easements and the loan was still in process. They need to take 30 day bids because it is State money. The Water Company anticipated starting in late August.

Mr. Foster reported that the Water Company decided not to do the Pine Meadow Drive project this year. If they can connect I-Plat from another direction and turn down the pressures to normal residential line pressure, they hope to eliminate the breakage problems that have occurred the past few years. If pressure is not the issue and the lines still breaks this winter, the Water Company will do Pine Meadow Drive next year.

Ms. Jackson wanted to know how long the I-Plat connection project would take if they start in late August. Mr. Foster estimated that it would be a two week project. He noted that a second phase of that project is to replace the main line through I-Plat to a larger one. That would extend the project a few weeks and he is uncertain whether that would be done this year.

### **Ranch Manager's Report**

Mr. Foster noted that Jody Robinson was unable to attend the meeting this evening.

Mr. Foster believed that the projects completed or in progress had been thoroughly discussed earlier in the meeting.

Regarding anticipated projects, Mr. Foster summarized that Jody would get a quote for full professional asphalt work on Tollgate Canyon, since one person had expressed an interest in contributing a substantial amount of money for that to occur. Other options would be considered for repairs in Tollgate as they move forward.

Mr. Foster stated that a longer term issue in Tollgate was to begin building the bar ditches back to eliminate significant vertical drops on the edge of the asphalt. He noted that the Board had approved a seasonal helper for Jody Robinson and the two would be working together to patch the roads and rebuild the bar ditches on Tollgate.

Mr. Foster commented on the culvert at the bottom. He noted that a concrete culvert was prohibitively expensive in the \$50,000 range. Due to the extensive work required, it was unreasonable to take that approach. Mr. Foster stated that UDOT used a corrugated galvanized culvert and he thought that would also be adequate for the Ranch. He and Jody met with the County and decided to take that direction. Mr. Foster reported that the original intent was to put in 120 to 140 feet of culvert and add fill on the upstream side of the turn to soften the turn. Unfortunately, creating the change in road alignment would require several thousand yards of fill. The plan was to accumulate engineered fill from UDOT in conjunction with one of their projects. However, that was unlikely at this point. Rather than purchase thousands of yards of engineered fill, the plan was changed to replace the culvert in a similar configuration to where it currently sits, and leave the road in the same configuration. Mr. Foster remarked that the new culvert could be extended further than the existing culvert instead of ending in the dirt bank.

Mr. Foster stated that a six-foot culvert should be adequate and would provide 40 times the flow rate of the existing culvert. He believed the County would help with the logistics of the purchase, which could save sales tax. Mr. Foster pointed out that engineered fill may need to be purchased to bury the culvert, because it needs to be carefully bedded in a structural fill that can maintain the integrity of the culvert. Mr. Foster reported that the County had offered equipment and labor time to help install the culvert. He anticipated that one lane of road would be open at all times to maintain access. The culvert work should begin the first week in August and the entire installation should only take a day or two.

Mr. Foster asked about fuel reduction. Mr. Powell stated that he sent an email and Boyce responded saying that a chipper was available.

Mr. Foster stated that Jody had requested a concrete block sand shed with a temporary roof. Due to budget constraints and necessary roadwork, Mr. Foster did not think the sand shed would be built this year.

Mr. Foster mentioned Windy Ridge and Beaver Circle as two of the roads that need a small amount of road base this year.

### **Old Business**

Mr. Foster remarked that no vehicles had been towed from the lower lot, and he believed it was time to remove the longest term violators. He asked Mr. Heath to sweep the lot to make sure the vehicles that would be towed do not have the required



parking sticker. Park City Towing would be called. Mr. Burdette questioned why they would not tow all the vehicles in the lot without a sticker. Mr. Foster replied that they would tow all vehicles in violation, but he did not believe there were many vehicles left. He clarified that his comment about towing long-term vehicles was an effort to avoid towing people who come up for weekends in the summer and had not read the website, emails, or other notifications. Stickers can be obtained from Carol or by emailing [office@pinemeadowranch.org](mailto:office@pinemeadowranch.org)

Ms. Jackson asked if the situation with Alan Johnson had been resolved. Mr. Foster stated that he checked on it the night before and it was not resolved. He was unsure why it was delayed. Mr. Foster explained that Mr. Johnson is an owner on Elk who has been away from his lot for two years. It does not have a cabin. Over that period of time the water line was done and the road was resurfaced. There is a small wind row across his driveway, which is only a two-track in the grass that extends to a picnic table. Mr. Foster was certain that anyone who worked on the road in the last two years did not recognize that it was a driveway. Mr. Johnson was upset when he came back and found that he could not pull into his driveway. Mr. Foster had been trying to get the Water Company to fix the problem. He believed they would eventually take care of it, but they have had other pressing matters to deal with.

Ms. Jackson stated that if Mr. Johnson contacts her again she would tell him that it is on the projects list. She was concerned that Mr. Johnson would hire someone to do the work and present the Board with a bill. Mr. Foster replied that he could present the bill but the Board would not be responsible to pay it. He believed many people had wind rows in front of their property when the road was resurfaced. However, those people were at the Ranch and took care of it when it occurred.

## **New Business**

Bob Burdette reported on a fireworks problem that occurred on the 4<sup>th</sup> of July where an owner was shooting fireworks into the sky. He asked if that problem was repeated on the 24<sup>th</sup> of July. Mr. Foster stated that he had not heard fireworks over the weekend. He had heard gunfire but he believed it was on the edge of the Bitner property. He only heard it once and did not pursue it. Mr. Burdette felt that fireworks on the Ranch at any time was inappropriate and a fire danger.

Mr. Foster pointed out that the guidelines do not prohibit fireworks in any form. When the guidelines were written, there were strict regulations for fires, but fireworks were not included. He suggested that the Board revisit the guidelines and address fireworks.

Mr. Foster noted that Jody had added lettering to the fire sign at the bottom so the sign

could be flipped. Low to moderate reads “fires only in PMROA approved pits”. High and above reads, “no fires”. Mr. Deaver felt they needed to be consistent and identified several times when the language conflicted with another sign. Mr. Foster stated that he tries to be as consistent as possible with the real fire sign. He checks the fire hazard rating once or twice a day and maintains the sign every afternoon.

### **Monthly Budget Review**

Bob Burdette reviewed the unpaid bills detail report totaling \$13,315. Mr. Burdette stated that he would hold the \$2,000 refund check to Larry Peterson until they verify that his construction was done according to the approved plans.

MOTION: Bob Burdette made a motion pay all the bills as outlined. Suzanne Larson seconded the motion.

VOTE: The motion passed unanimously.

In response to a question regarding the budget compared to this same time last year, Mr. Burdette stated that they have not yet committed the large construction budget. At the last meeting the Board prioritized the remaining money for 2011 based on known expenses. Money left after those expenses could be spent on aggregate, asphalt or other types of expenses. He noted that at the time they did not know the price of the culvert at the bottom. He commented on the importance of installing a new culvert and why it was a first priority expense. Once that amount is known, they will have an idea of how much money is left for road material. Mr. Burdette was confident that they would finish the year within budget.

Mr. Burdette noted that they had not yet received the mag water bill and the actual total cost was still unknown. He estimated that it would be approximately \$15,000.

Mr. Burdette called for a vote on the motion.

VOTE: The motion passed unanimously.

### **Assignments Review**

Dan Heath would work on cleaning out the lower lots. Mr. Heath would also talk to Pam Slaughter about the realtors sign board. Tom Deaver would follow up with Mike Gonzales on his garage plans. Mr. Foster would follow up with Brody Blonquist regarding the Elk Road driveway. Bob Burdette would contact Bruce Hutchinson to verify the refund for Larry Peterson. Jody Robinson would obtain asphalt bids, and Mr.

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Foster would follow up on a contribution from Rick Rouse for Tollgate Canyon repairs.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:10 p.m.

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