

Pine Meadow Ranch Homeowners Association Board Meeting

April 22, 2008

Trailside building

Attending: Dan, Hutch, Scot, Duane, Bruce, Robert, George, Sue, Jen (Bob excused)

Visitors: Bryan Owen (homeowner)

Meeting called to order at 6:30 P.M.

I. Minutes read, corrected. Motion to accept minutes as corrected, seconded, passed unanimously.

II. Owner/Visitor open forum; Bryan Owen wishes to build an addition to his existing cabin. Hide-a-scroll (?) siding, rock embellishment on side. More than 1600 square feet to addition. Move septic tank. Verbal agreement on dumpster, portapotty etc. Documents supplied to him. Will complete written agreement with area rep.

III. ECC; see II.

IV. Water Board;

A-Pump houses to be redone for safety reasons. \$19,000 bid to do the job.

B-Scrub out main well (Uncle Tom's) due to extremely reduced production

C-6,300 feet of new pipe to be installed from Forest Meadow Road to Arapahoe, due to deterioration incident to age.

D-16 new hydrants to be installed for fire safety

E-Replace pressure reduction valves in several locations due to leakage and inefficiency. Bruce requested that water company publish location of all work where roads will be impacted for convenience of owners. Document roads condition so work to restore condition will be done by proper association (HOA or Water co.).

F-Suggestion also made to meet with all individuals doing snow plowing this fall to reaffirm rules. Plowing has been a problem on Alexander Canyon Road, Uintah View Drive, and Elk Road this winter.

V.Budget; Treasurer not in attendance. No money has been collected from homeowners in arrears. Carol has suggested a firm ('Revenue Recovery') be hired to collect amounts owed plus a recovery fee.

VI. Old Business;

A-Website migration; Samples of webpages supplied, #2 layout and banner, #3 logo are the preferences of the board. Hutch requested e-mails on suggestions of content.

B-Annual assessment from Church properties as a result of traffic studies: Average daily traffic at entrance was approximately 760 vehicles per day. 18% of that traffic went to Forest Meadow. 55% of traffic was passenger cars, 30% pickup trucks, 8.6% dump trucks, 2.5% cement trucks (or equivalent). 21 mph average speed. 37% went 20-27 mph. Peak days were Thursdays (girl's camp start day). second peak was Friday,

(parent/officials arrival day). Lowest day for traffic was Sunday (no camping by Church on Sunday). There has been a 9% annual growth rate in the traffic compared to the last traffic study. There are now 830 owners on the Ranch, with 393 homes/cabins, and 106 year-round residents. e-mailed Jason Arnell about properties usage for Brighton Stake; Other stakes that use the property, family usage etc. Scot suggested that individual users be briefed on fire/safety policies.

C-Plow damage update; Hunt billed the Ranch for repair to power pedestal, bill was forwarded to Geary construction. Pedestals are on the road in several places, owners will be notified. Damage to trees needs to be assessed.

D-Gale Lot line adjustment now with the County.

E-Short-term rental status; Cabin is still occupied with renters. Non-compliance letters have been sent notifying owner that rentals are against Ranch R&R's Discussion decided that cars parked in non-compliance will be towed.

F-Ranch Manager discussion. Compensation packages, insurances etc. to be decided at a later time.

G-Summer projects; Crown roads, bar ditch, grade neglected roads. Clear and chip deadfall as a fire hazard. Will we repeat goat experiment? check with owner. Parking lot at bottom needs to be cleaned up/improved. Road fixed. Preliminary discussion on a possibility of creating a SSD to help finance the upkeep on Tollgate. No decision at this time.

A fire district for the Ranch suggested.

Jennifer motioned to fix the information sign at the bottom of Tollgate with a budget of \$200. Seconded, passed unanimously.

Meeting adjourned at 8:33 P.M.