

PMRHOA Board Meeting
August 26, 2008
Trailside Building Conference Room

Attending: Scot, Dan, Hutch, Bruce, Bob, Jody, Sue, Robert, Duane

Guests: John and Boo Kurten, Mike and Pam Janulaitis

Called to order at 6:34 P.M.

I. Minutes: Move to accept, second, passed unanimously

II. Owner/Visitor open forum; no business at this time

III. ECC; Plan review FMB 36-A. 2569 S. Bull Moose. Garage: Brown log siding, brown metal roof. 1300 squ ft. Plan approved, EI check accepted.

IV. Water Board update:

1. Digging on Arapahoe 2/3 done. Water off again after Labor day for 2 weeks.
2. Maintenance shed moving along well, should be done in less than one month. We can be in before snow. Office for Jody, table where we can meet in winter if necessary. HOA will inherit old garage.

V. Ranch Manager Report:

1. Equipment status; gear box on grader turntable needs work.
2. Finished projects are Elk Road, Artist Point, Uintah View, Oak Road
3. Current projects; Porcupine Loop, Forest Circle
4. Continuing repairs on road signs, garbage cleanup, cleanup behind water line installation to facilitate spreading gravel on roads.
5. Deer hunt security. Jody will move a trailer to Ranch, and will patrol as well as doing security checks on road. Needs some relief in the afternoons from 4PM until dusk.

VI. Old Business:

1. Modified SSD proposal; All Tollgate Road owners to be billed, plus 1 mile of Forest Meadow as emergency egress. Approx 3.5 miles of road. Very lengthy discussion on this matter. Board members polled on views for or against this proposal. Assignment for board to ponder makeup of SSD board after very lengthy discussion.
2. 2009 budget, Proposal to be tabled until next meeting, second, passed unan.
3. LDS property assessments; Bruce will help in negotiations.
4. Gate on winter parking lot to be removed, sign directing parking to be redone.

VII. New Business:

1. Ranch Manager 90 day review;
 1. Some consultation on some roads needed.
 2. Job description deemed accurate
 3. Assign to mark road hazards, utility lines etc.
 4. How many miles of road per day, barditching per day?
 5. Proposal to increase salary to \$50,000/yr, seconded, approved unan.
2. Dark Skies County ordinance to be applied to Ranch. Owners need to be aware of same, and reminded to comply. Leave outside lights off when away from home, redirect lights to keep beam on own property, not shining on another owner's cabin. Prevent light from affecting night sky. Scot will work on Ranch version of same, to be presented next meeting.

VIII. Budget:

1. Proposed we pay all bills except Contech Construction due to having paid this company last meeting, and Sugarhouse Storage due to having vacated this facility one week ago.
2. Whiskey River Trucking; Check marked "Paid in full" to be sent to Jim; if he accepts check HOA is finished with him. Invoice #1310 to be billed through the water company and evaluated seperately. Total to be paid in outstanding bills is \$11,000.

IX.. Area Rep issues: Michael Jones wants other than 3" rock in the road in front of his cabin. Will be considered.

Meeting adjourned at 8:30 P.M.