

A scenic landscape featuring a calm lake in the foreground, a wooden cabin and a smaller structure on a grassy bank, and a forested hill in the background. A vibrant rainbow arches across a clear blue sky above the trees.

Pine Meadow Ranch Owners Association

Annual Meeting 2008



Agenda

- **Introductions**
- **Elections**
- **PMROA Projects
2008**
- **Financial Report
2008/ Budget 2009**
- **Snow Plowing for
2008-2009/ PMEEF**



Pine Meadow Ranch

H O M E O W N E R S A S S O C I A T I O N

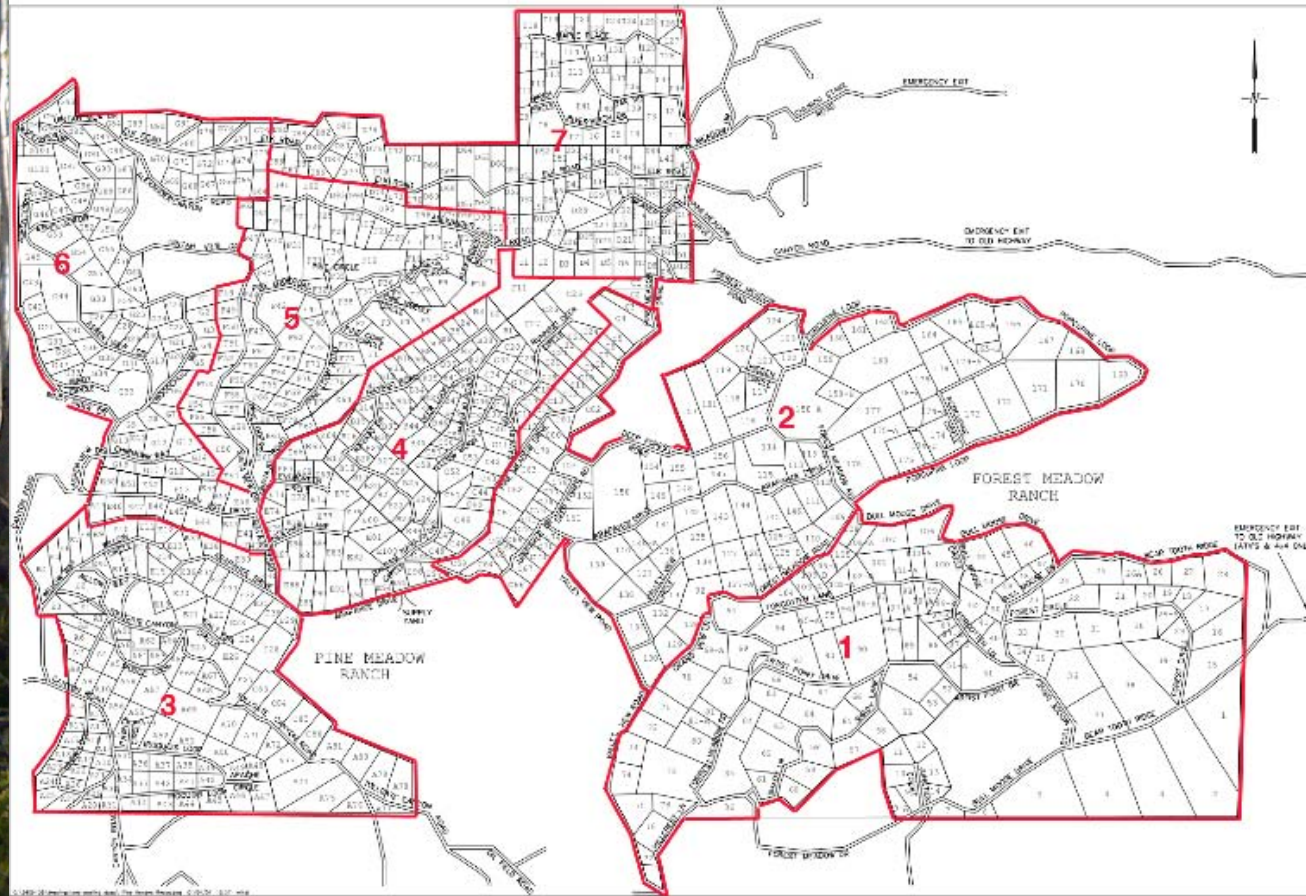
Infrastructure maintenance *inside* the Ranch and historically *to* the Ranch.

- **Roads - Grading, resurfacing, MgCl_2 , asphalt repair, snow removal to the winter lots**
- **Drainages - Bar ditches and culverts**

Covenants, Rules and Regulations

- **Review and approval of construction**
- **Collection of dues and impact fees**
- **Enforcement**

To preserve the quality of life on the Ranch property, the PMROA is committed to protect the health, safety and welfare of the Lot Owners.



Board Introductions

Elections for 2009

- Area 1
- Area 7
- Vice President

Board Projects, 2008

- Ranch Manager Hire
- New Website
- Continuing Fire Grant Work

Pine Meadow Ranch

H O M E O W N E R S A S S O C I A T I O N

PO Box 520897 SALT LAKE CITY, UT 84152-0897

WWW.PINEMEADOWRANCH.ORG

PMROA Ranch Manager - Jody Robinson



ranchmanager@pinemeadowranch.org

Bridal Veil Falls Fire
240 acres, human caused (fireworks)



City Creek Canyon Fire
130 acres, human caused



Wildfires in the Wasatch, 2008

Draper Fire
808 acres, human caused





HOME OWNERS ASSOCIATION



A photograph of a snowy landscape. In the foreground, there is a dark metal fence with a grid pattern. The ground is covered in a thick layer of snow. In the background, there are several bare trees with snow on their branches, set against a pale, overcast sky.

Pine Meadow Ranch and Forest Meadow Ranch are in the beautiful Wasatch Mountains, located minutes away from Park City. The ranch consists of roughly 850 privately owned lots, ranging in size from 1/2 to 10 acres. Both ranch areas are managed by the Pine Meadow Ranch Home Owners Association.

Fire Safety



**Tollgate Canyon
Wanship**
24.3°F
NNW 11.0 mph
Live Webcam

Pine Meadow Ranch Owners Association Annual Meeting:

Our annual meeting is scheduled for **November the 12th at 6:30**. We'll meet at the Park City Academy, 3120 W. Pinebrook Rd, Park City. From SLC: Off I-80 exit Jeremy Ranch exit. Turn right at stop sign and take left onto Kilby frontage road. Go past the shopping area and make right onto Pinebrook Rd. The school will be on the right.

Three Board positions are to be elected this year. Read the candidates statements [here](#).

Time to get the snow tires put on, put the chains in the trunk and leave some extra time to get around. Remember that these first few storms are particularly slippery on the unfrozen ground and there are still folks on the ranch who are unfamiliar with our winter driving conditions. Be safe and have fun!


Snow Plowing on the Ranch:



Home Owner's Forum

[Click here to return to the main website](#)

 Search...
 Search

 **Board index**

 User Control Panel (0 new messages) • View your posts





















[FAQ](#) [Members](#) [Logout \[admin \]](#)

It is currently Wed Nov 05, 2008 9:13 pm
[Moderator Control Panel]

Last visit was: Wed Nov 05, 2008 3:29 pm

[View unanswered posts](#) • [View new posts](#) • [View active topics](#)

Mark forums read

FORUM		TOPICS	POSTS	LAST POST
	Visitor's Discussion If you are just visiting and would like to participate, feel free to post your topics here. If you an owner on the Ranch, create an account and participate in the additional discussions for those who are logged in. Your account will be fast, free and private.	4	14	by Forest Meadow Resident  on Mon Oct 27, 2008 2:52 pm
OWNERS' FORUMS		TOPICS	POSTS	LAST POST
	A Special Service District for Tollgate Canyon? Could an SSD be the best answer to finance the maintenance of Tollgate Canyon and Forest Meadow Drive without breaking the Pine Meadow Ranch Budget?	3	36	by treehugger  on Wed Sep 10, 2008 2:41 am
	General Discussion All topics related to living and recreating on the Ranch. Discuss it with your neighbors here.	20	73	by admin  on Tue Oct 28, 2008 3:30 am
	For Sale, for Hire, for Rent, for Free! A ranch flea market, hiring forum, job hunt, contractor recommendations, whatever you have or need.	10	17	by pastajon  on Mon Nov 03, 2008 3:09 pm
	Current Road Conditions Ask your road status questions here.	11	41	by admin  on Wed Nov 05, 2008 8:01 pm
	Road Maintenance and Ranch Projects Here's the Forum for all the latest on Ranch Projects. The Ranch Manager will keep up on this Forum.	5	25	by fyrfyter32  on Wed Jul 16, 2008 7:14 pm
	Water Company projects and discussion Questions and hopefully answers about water outages, the continuing construction project, and other topics relating to the Pine Meadow Mutual Water Company.	5	13	by maverick  on Sat Nov 01, 2008 5:49 am
	Cabin Construction and Maintenance Ask your questions about building on the Ranch. Share you experiences, tips, tricks and mistakes we can learn from... Search for a contractor, recommend one, or not.	2	9	by mrivervcpa  on Mon Sep 01, 2008 9:07 pm
	Ask your Board Members Here's the place to talk to your Homeowners Board. You elected them, tell them your thoughts.	4	14	by jkj0312  on Tue Jul 15, 2008 4:43 pm
	Administrative Password required.	1	2	by Hutch  on Sun May 11, 2008 2:34 pm

WHO IS ONLINE

In total there are **4** users online :: 2 registered, 0 hidden and 2 guests (based on users active over the past 5 minutes)
Most users ever online was **14** on Fri May 23, 2008 5:17 pm

Registered users: **admin**, grader101
Legend: *Administrators*, *Global moderators*

2008 Projects, continued

- Gravel Pit Improvements
- Summit County Dark Skies
- Density Transfer Status Update



Dark Skies Lighting



The Good, the Bad and the Ugly



Mammals

The bright lights from cities and towns cause nocturnal mammals across the globe to experience a loss of their night ecosystem. Examples of these affected mammals are bats, raccoons, coyotes, deer and moose. These species can experience:



- A decline in reproduction, leading to a shrinking population
- Difficulty foraging for food due to too much light
- Exposure to predators that would otherwise be unable to see them
- Increased mortality caused by impairment of their night vision

Birds



Many species of birds migrate or hunt at night. This dependence on darkness makes them extremely vulnerable to bright lights in areas that are naturally dark.

Birds can be drawn to light sources and become fixated on the beam. This confusion causes a variety of negative effects, such as:

- 100 million birds a year throughout North America die in collisions with lighted buildings and towers
- Not wanting to fly back into the dark, they continue to fly in the light's beam until they are exhausted, fall or become prey
- The artificial lights can also cause migrating birds to wander off course and never reach their natural destination
- Marine birds have been known to collide with lighthouses, wind turbines and drilling platforms at sea

Amphibians

The haze from sky glow extends far beyond the borders of an urban city, impacting the environment for miles, including wetlands, the natural habitat of amphibians. It causes amphibians, and other creatures of the marshes, to become confused and disoriented, causing:



- A decrease in reproduction, resulting in lower populations
- Reduced foraging for food and lower body weight
- Confusion of natural instincts that protect against predators and the elements

Reptiles



Reptiles are greatly affected by light pollution. For example, female sea turtles like to nest on remote and very dark beaches. Coastal lights interfere with their ability to find a safe nesting area for their eggs. Sea turtle hatchlings crawl instinctively toward the relative safety of

the ocean because of its reflection of the moon and stars. For centuries, this reflection was the brightest point of light on a beach. Artificial lights can confuse the hatchlings and cause them to crawl away from the ocean and onto roads or into communities. If they do not find their way back to the ocean, they could become fatally exhausted or dehydrated. Nocturnal reptiles can also become disoriented by the artificial light invading their homes and experience a change in natural behaviors. These behaviors might include:

- Appetite problems resulting in decreased weight
- Decrease in mating, resulting in diminished populations
- Increased vulnerability to natural predators and unusual ones like cars and humans

Insects

Moths and other insects are attracted to artificial lights and may stay near that light all night. This activity around the light:



- Expends too much energy and interferes with mating and migration, causing population reduction
- Makes them easy prey for bats and other nocturnal predators, further reducing their numbers
- Impacts all species who rely on insects for food or pollination

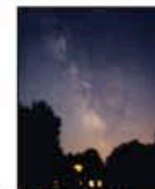
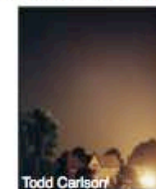
There are solutions

IDA believes that there are solutions to these issues:



- Shield your outdoor lighting
- Only use the light when you need it
- Use timers and dimmers
- Shut off the lights when you can
- Use only enough light to get the job done
- Use long wavelength light with a red or yellow tint to minimize impact

A shielded light uses less wattage and saves you money. Work with your neighbors and local government to keep the skies natural. This is a win-win situation for everyone. You save money while simultaneously reducing the impact of artificial light at night.



Before and during the East Coast blackout, 2003

Biological clock and circadian rhythm



Peter Wiener/Alther

Animals and plants live by a rhythm which is attuned to our planet's 24-hour cycle. This is an inherited trait, which is passed on through the genes of a species. Humans may

notice a change in their circadian rhythm when they travel by airplane between several time zones, characterized by sleepiness, lethargy, or a general sense that something is "off."

Wildlife and fish experience this same disorientation of time when there is too much artificial light at night. Behavior governing mating, migration, sleep, and finding food are determined by the length of nighttime. Light pollution negatively disrupts these age-old patterns. See inside for details about the ill-effects of light pollution on our environment and wildlife.



Jeremy Stanley

International Dark-Sky Association images may only be used for noncommercial, educational purposes and must compliment IDA's mission to preserve and protect our night skies through quality outdoor lighting

- Images attributed to IDA must be credited as such.
- Images credited to anyone other than IDA may not be used without the consent of the photographer.



Dave Wymer

The International Dark-Sky Association (IDA), is an educational organization that seeks to preserve the natural night skies worldwide. Light pollution is an increasing problem threatening astronomical facilities, ecologically sensitive habitats, all wildlife, our energy use as well as our human heritage. Light pollution is excessive and inappropriate artificial light. The four components of light pollution are often combined and overlapping:

- **Urban sky glow**—the brightening of the night sky over inhabited areas.
- **Light trespass**—light falling where it is not intended, wanted, or needed.
- **Glare**—excessive brightness which causes visual discomfort. High levels of glare can decrease visibility.
- **Clutter**—bright, confusing, and excessive groupings of light sources, commonly found in over-lit urban areas. The proliferation of clutter contributes to urban sky glow, trespass, and glare.

Keeping lights on in unoccupied buildings, outdoor lights pointing up to the sky or unshielded lights create sky glow. Visit the IDA Web site at www.darksky.org to learn more about the causes of light pollution and what you can do to keep the skies dark.

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*This brochure was made possible by
funding from the Gildea Foundation*

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International Dark-Sky Association

To preserve and protect the nighttime environment and our heritage of dark skies through quality outdoor lighting.

Light Pollution and Wildlife

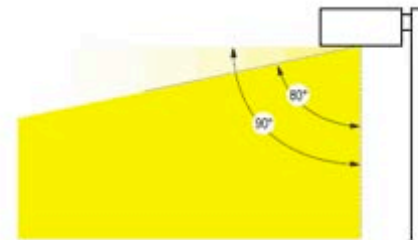


US Fish and Wildlife

1. Full Cutoff

A luminaire light distribution where zero candela intensity occurs at an angle of 90 degrees, and at all greater angles.

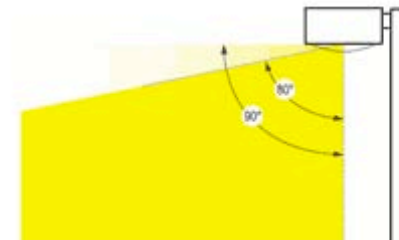
Full Cutoff is the most extreme classification for uplight control. It allows no light above 90 degrees, and in fact not one candela at 90 degrees. Full cutoff distribution requires a flat lens.



2. Cutoff

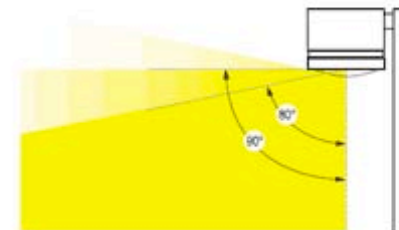
A luminaire light distribution where the candela per 1000 lamp lumens does not exceed 25 (2.5 percent) at an angle of 90 degrees, and 100 (10 percent) at a vertical angle of 80 degrees.

Typically, the difference with Full Cutoff will be the presence of a "non-flat" lens. Sagged glass means a good chance that the luminaire is not Full Cutoff, but it possibly is Cutoff.



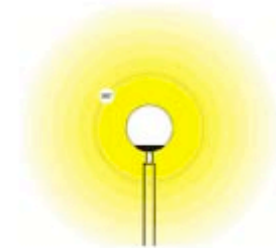
3. Semi Cutoff

A luminaire light distribution where the candela per 1000 lamp lumens does not numerically exceed 50 (five percent) at an angle of 90 degrees, and 200 (20 percent) at a vertical angle of 80 degrees.



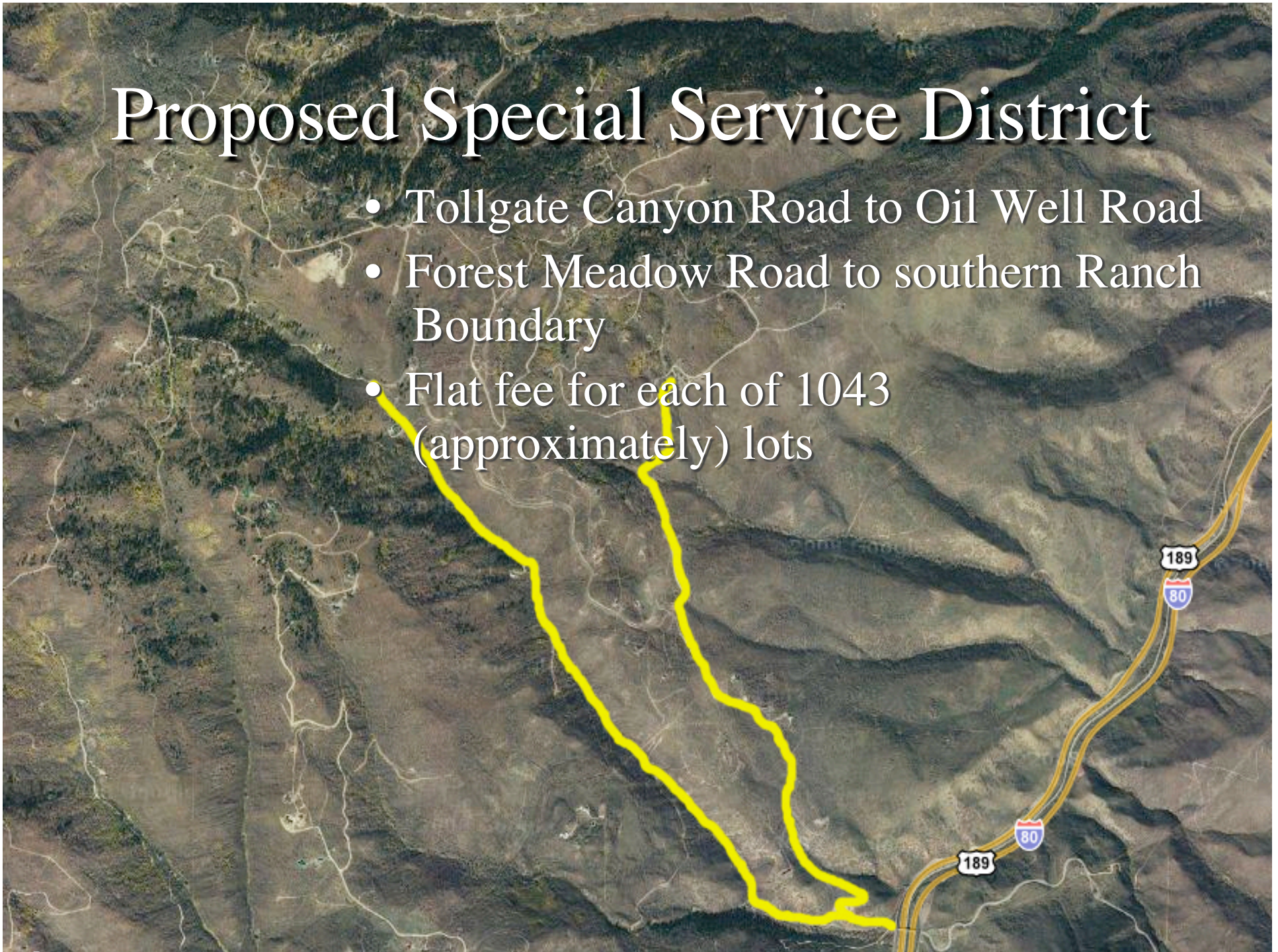
4. Non Cutoff

A luminaire light distribution where there is no candela limitation in the zone above maximum candela. Unrestricted distribution of light at any angle.



Proposed Special Service District

- Tollgate Canyon Road to Oil Well Road
- Forest Meadow Road to southern Ranch Boundary
- Flat fee for each of 1043 (approximately) lots



Financial Report - 2008



Budget Proposal 2009

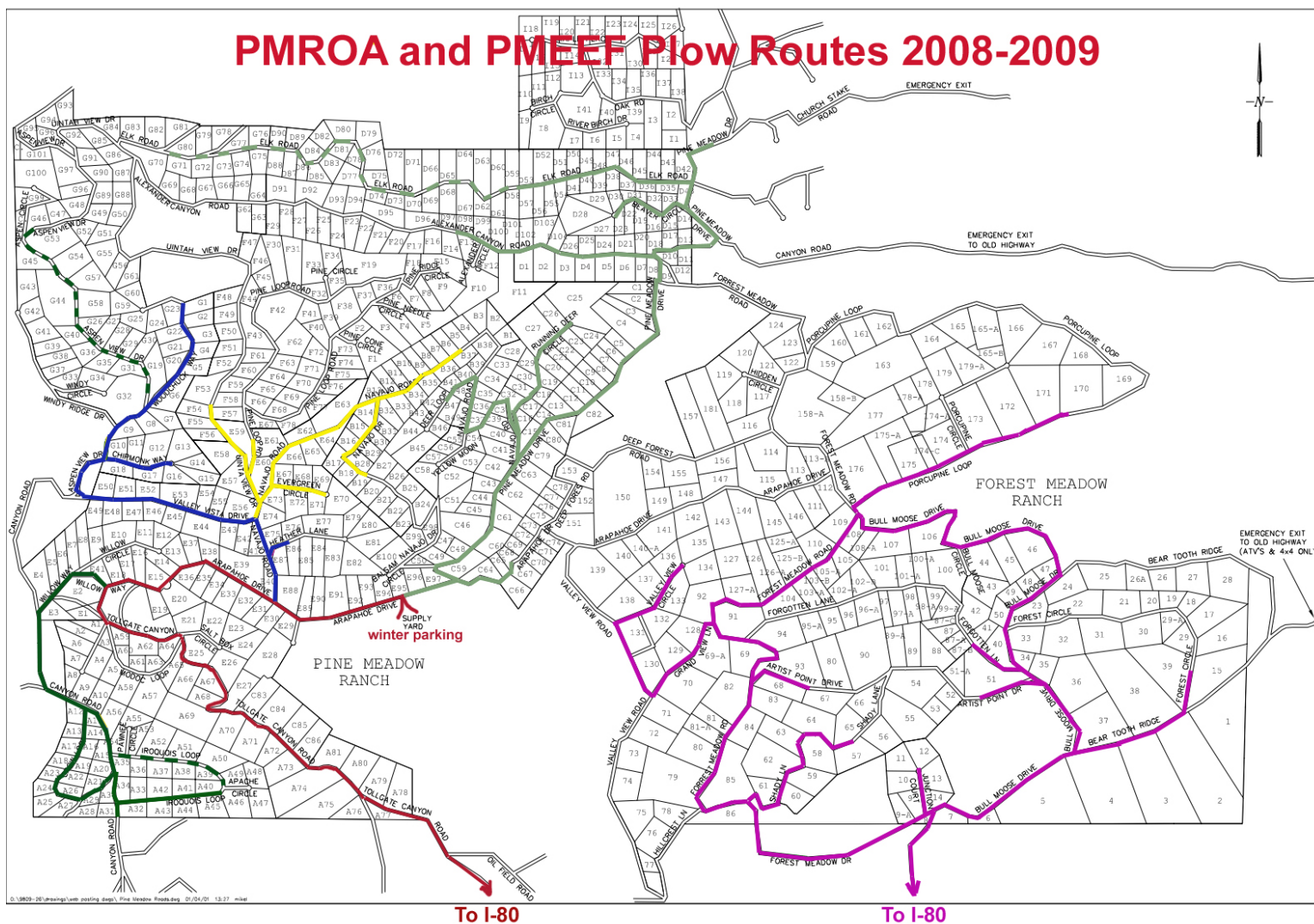


Snowplowing 2008/2009

- PMEEF routes
- Rules and regulations







Requirements for Snow Plowing Roads within PMR 2008-2009 Winter Season

Individuals, groups, LLC's or others desiring to snow plow within the boundaries of Pine Meadow Ranch must conform to the following requirements:

- Receive written approval from the Pine Meadow Ranch Owners Association (PMROA) to snow plow specifically described sections of roads.
- Provide proof of at least \$1,000,000 liability insurance naming PMROA, its officers, directors and trustees as additional insureds.
- Receive approval in writing or by contribution from the majority of the cabin owners on the roadway proposed to be plowed.
- By contract, conform to at least the following minimum standards for plowing:

Plow roadways to a minimum width of 16 feet, where possible, which allows vehicles to pass safely as they travel in opposite directions.

Snow packed conditions are acceptable, but inclines must be sanded, if necessary, to prevent hazardous and slippery conditions. The use salt or other de-icers to melt snow and ice are strictly prohibited, as it will cause the road to thaw, creating ruts.

Provide a separate pathway or leave a minimum of 4 inches of snow on the roadway for snow machines to travel.

*Push snow from roadways and wing (where possible) to **beyond** any existing drainage ditch, to provide visibility for oncoming vehicles and snowmobiles in the winter, and to provide for drainage in the spring runoff.*

Conspicuously mark fire hydrants, culverts, power boxes and other roadside obstacles with high visibility markers to prevent damage from snow removal equipment.

Plow in such a manner that leaves cabin owners' driveways accessible.

As the temperature warms in the spring creating melting and runoff, plow to the drainage ditches at the side of the roadway to facilitate runoff away from the road surface. At a date in the spring specified by the PMROA, plow the roads down to gravel to allow them to dry.

Snow removal on roads must be accomplished in a way so as not to push gravel and fines off during the plowing process.

PMROA reserves the right to terminate any individual agreement for snow plowing within the Ranch and prohibit individuals from plowing if the requirements listed above are not met.

Owners assume all risk of damage for vehicles abandoned or parked outside designated parking area.

A fine of \$50 per plowing occurrence will be assessed to the plowing individual for non-compliance to these regulations. In addition, the PMROA will assess repair costs for damage done to the roadways by non-compliant plowers.

I hereby agree to all of the above conditions for snowplowing within Pine Meadow and Forest Meadow Ranch properties.

Plowing Individual: _____ Date: _____

PMROA: _____ Date: _____

Pine Meadow Ranch Owner's Association, PO Box 520897, Salt Lake City UT 84152-0897
www.pinemeadowranch.org

11/6/08 MHF





Have fun and be safe.