

# Pine Meadow Ranch Owners Association



Annual Meeting 2010



# Agenda

- Introductions and approval of Minutes 2009
- Elections
- PMROA Projects 2010
- Financial Report 2010 / Budget 2011
- Snow Plowing for 2010-2011 / PMEEF



The logo for Pine Meadow Ranch Home Owners Association is centered at the top. It features the name "Pine Meadow Ranch" in a large, elegant, brown script font. Below this, the words "HOME OWNERS ASSOCIATION" are written in a smaller, white, sans-serif font, all-caps, on a dark green rectangular background.

# *Pine Meadow Ranch*

HOME OWNERS ASSOCIATION

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

- **Roads - Grading, resurfacing,  $\text{MgCl}_2$ , asphalt repair, snow removal to the winter lots**
- **Drainages - Bar ditches and culverts**

**Protective Covenants, Rules and Regulations**

- **Review and approval of construction**
- **Collection of dues and impact fees**
- **Maintaining compliance with the CC&R's**

**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.**







**PMROA Ranch Manager - Jody Robinson**

**[ranchmanager@pinemeadowranch.org](mailto:ranchmanager@pinemeadowranch.org)**



**Office Manager – Carol Steedman**

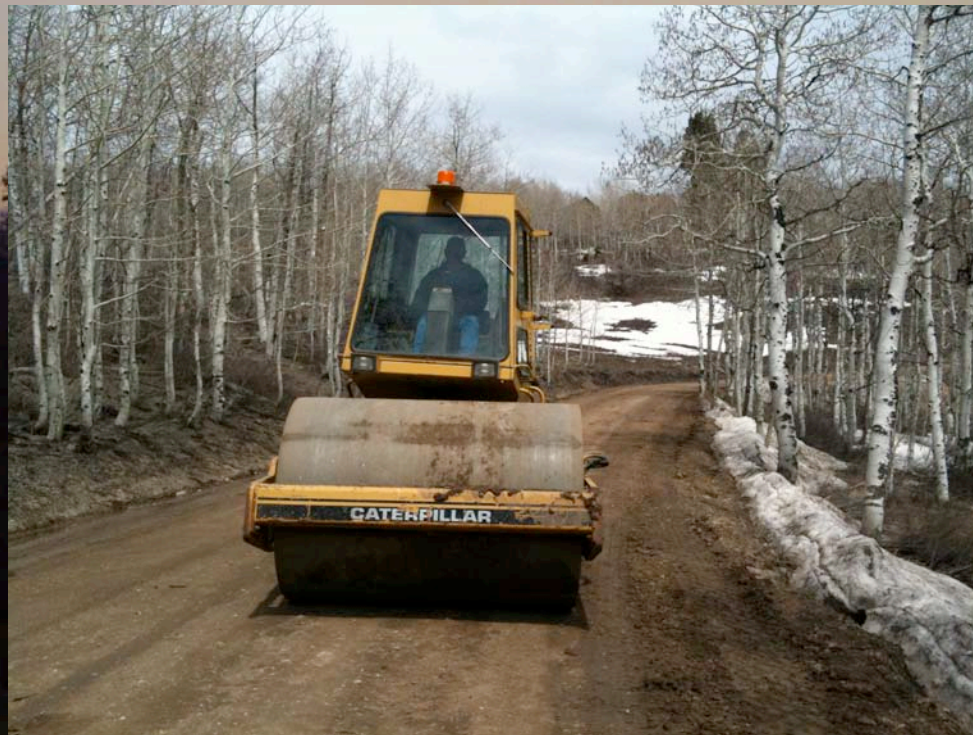
**[office@pinemeadowranch.org](mailto:office@pinemeadowranch.org)**

# Elections for 2010

- Area 2
- Area 6
- Treasurer



In 2010, the PMROA purchased a roller for use by the Ranch Manager. We have historically leased a roller for at least a month each summer during MagChloride treatment of the roads and resurfacing with road base.





A photograph of a snowy winter scene. In the background, a dark building with a snow-covered roof is visible. Two white-barked trees stand in the foreground, their shadows cast on the snow. The sky is blue with some clouds, and the sun is shining brightly in the upper right corner, creating a lens flare effect.

# Infrastructure Projects 2010

- ❄ MagChloride
- ❄ Weed control
- ❄ Arapahoe, Aspen Ridge, Modoc Loop
- ❄ Tollgate Canyon and Forest Meadow asphalt
- ❄ Culverts
- ❄ Ranch-wide regrading and bar ditches





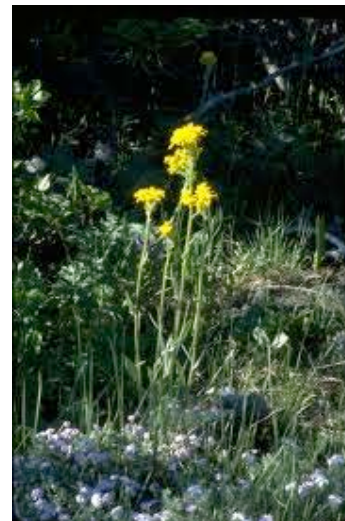
Dyer's Woad



Musk Thistle

Arrowleaf Groundsel

(native wildflower)



A dramatic photograph showing two firefighters in silhouette, working to control a large fire in a wooded area. Thick, billowing white and grey smoke rises from the fire, partially obscuring the background. A bright sun is visible in the upper left corner, creating a strong lens flare and illuminating the scene. The firefighters are wearing helmets and protective gear. The overall atmosphere is one of intense action and danger.

**Lightning strikes**



# PMROA Projects

- \* Revised Architectural Guidelines
- \* Updated construction impact fees schedule
- \* Revised private snowplowing requirements
- \* Continued wildfire mitigation projects
- \* Continued discussion with Summit County on the proposed SSD.
- \* Improving collections of dues from non-paying members
- \* Ongoing review of Rules and Regulations
  - \* ORV noise issues
  - \* Construction
  - \* Fires
  - \* Short term rentals





## A photograph showing a dark, possibly black, metal fence or gate in the foreground, partially covered in snow. The background consists of a dense line of bare, snow-covered trees under a pale, overcast sky. The ground is covered in a thick layer of snow.

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.

**Directions:**

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!

[Home](#)

## About the Ranch

## News & Newsletters

## Photo Gallery

Calendar

## Projects

## Forum

## Area Maps

HOA Documents

## Links

[Contact Us](#)

## Fire Safety

Live weather and  
webcam at 8000'



### Tollgate Canyon

## Wanship

24.3°F

NNW 11.0 mph

Live Webcam

November 5, 2008



# 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 2010

The background of the slide is a photograph of a sunset or sunrise. The sky is filled with dark, heavy clouds that are illuminated from below by the sun, creating a vibrant orange and yellow glow. The sun itself is a bright, glowing orb partially obscured by the clouds near the horizon. In the foreground, the dark silhouettes of trees and a hillside are visible against the bright sky.

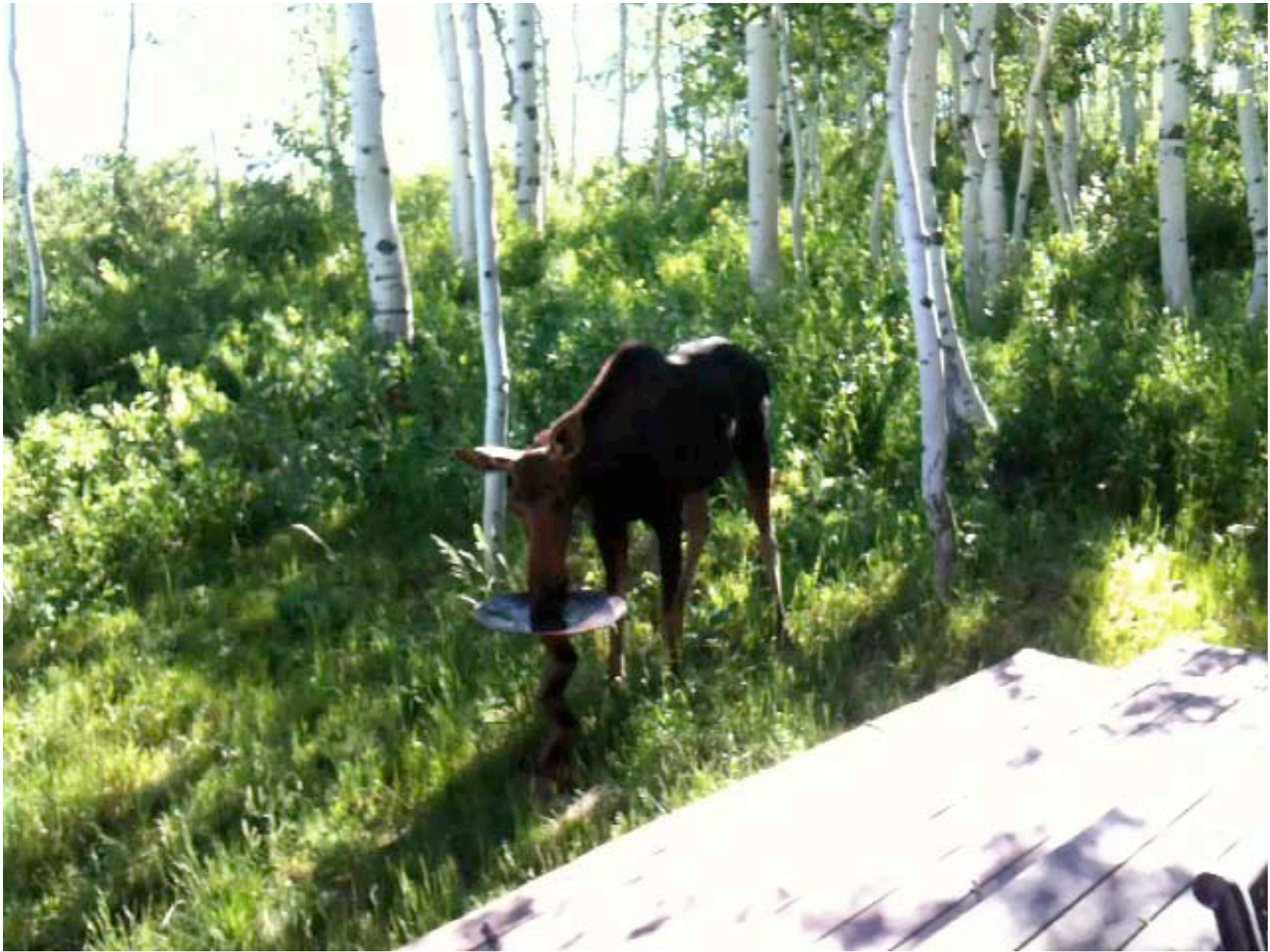
Approval of statement 2010 and budget 2011



# Owners Input

An opportunity for owners to speak on issues that affect the Ranch.





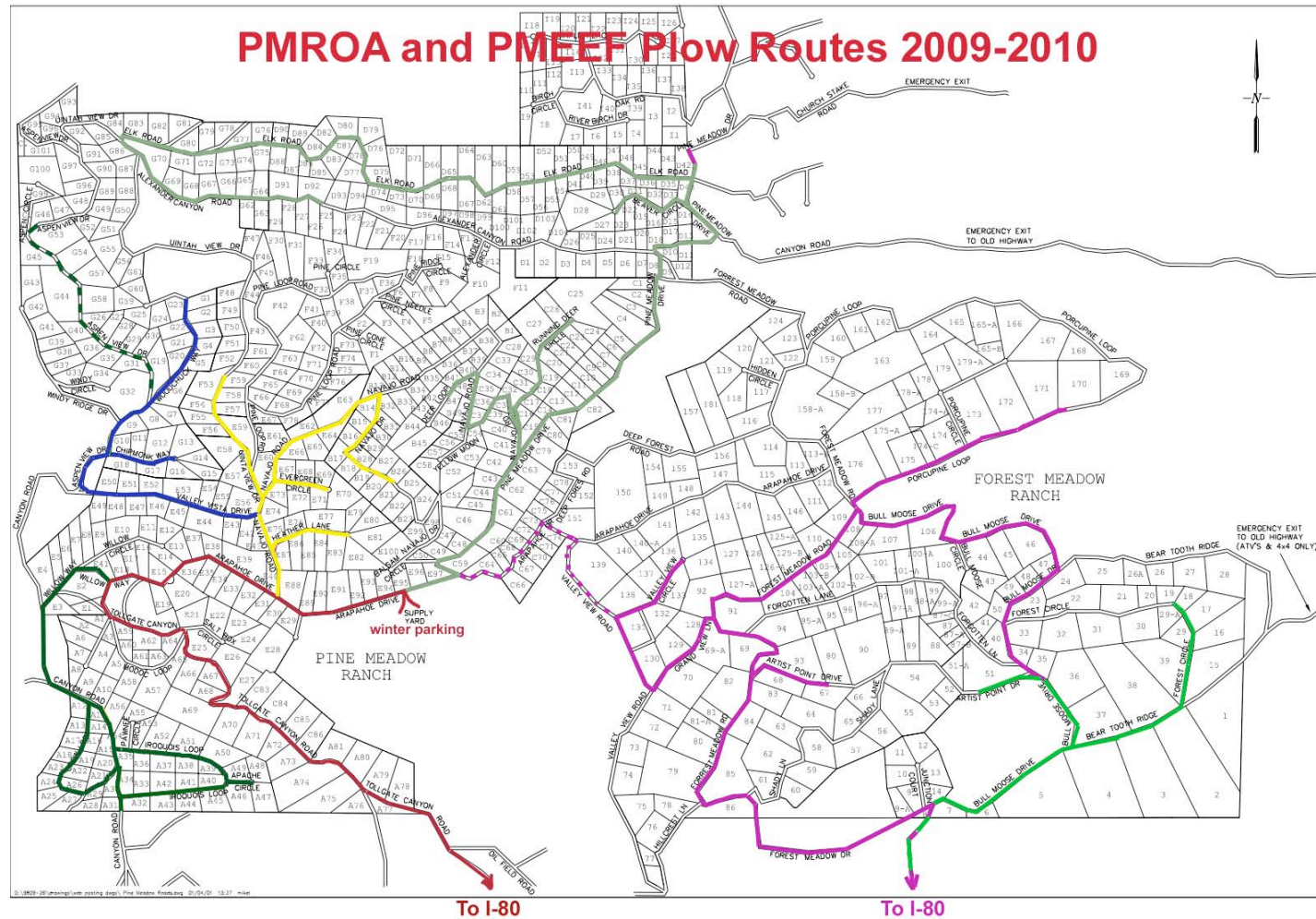


# Snowplowing 2010-2011

- PMEEF routes
- Rules and regulations







Plow map 2010-11





### Requirements for Snow Plowing Roads within PMR 2010-2011 Winter Season

The Pine Meadow Ranch Owners Association recognizes that the property owners have diverse interests pertaining to the use of their properties. The Association provides winter plowing and access to the only large public parking area on the Ranch for the use of all owners, but takes no position on whether or not other Ranch roads should be plowed. If roads are plowed, the Owners Association retains the right to regulate that plowing under the authority of the founding Covenants and the Rules and Regulations.

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

- 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.
- If a cabin owner on the roadway in question requests it, and at the discretion of the Owner's Association, receive approval in writing or by contribution from the majority of responding cabin owners\* on the roadway proposed to be plowed.
- By this 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 preferred, but hills may be sanded, if necessary, to prevent hazardous conditions. The use of 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 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. Hydrant markers should be identifiable as such, and markers must be removed in the spring after the thaw.*

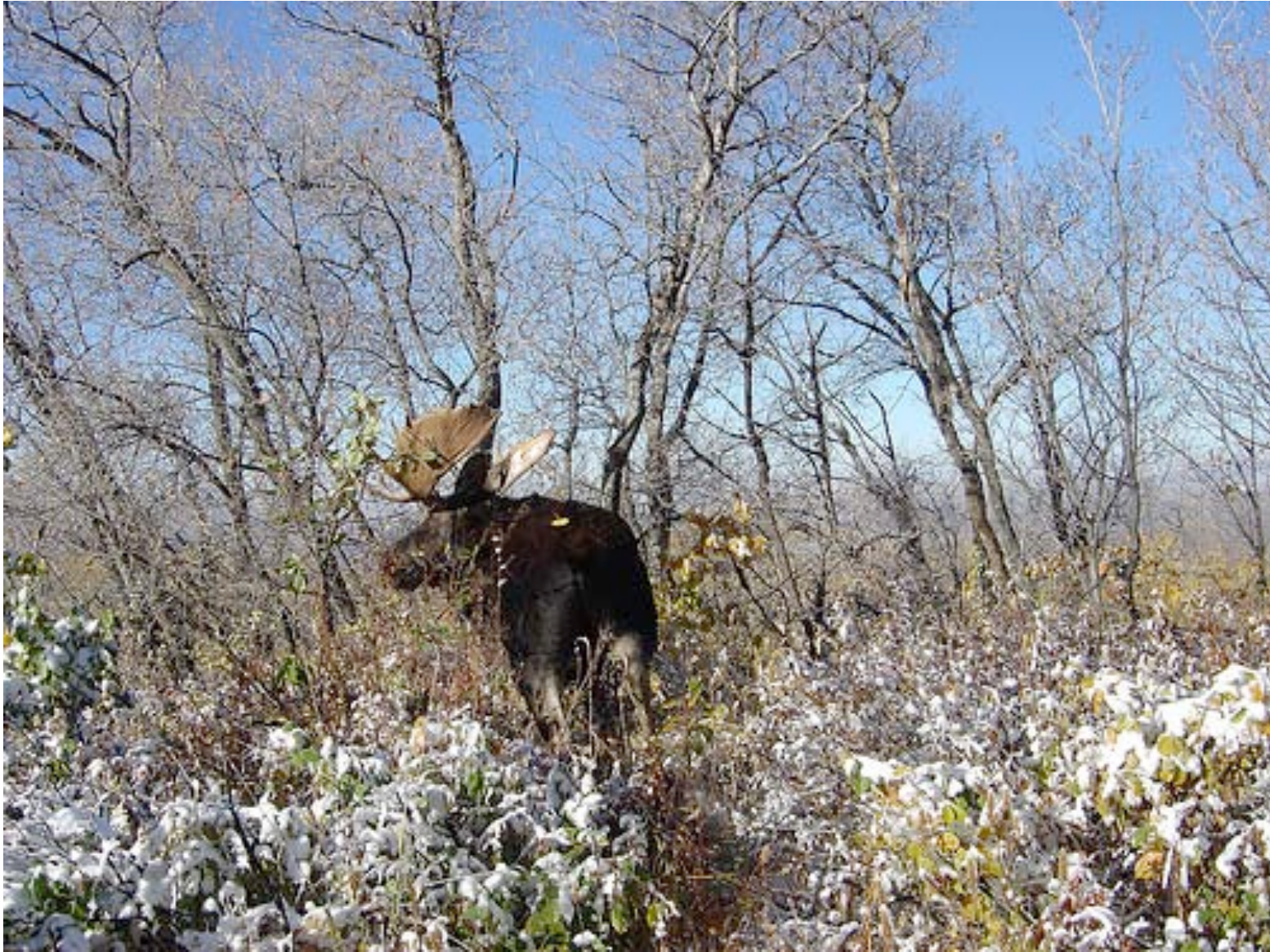
*Plow in such a manner that leaves cabin owners' driveways accessible.*

*Plow routes that "dead end" on a roadway that continues must be maintained with an appropriate slope for continued snow machine access.*

MHF 09-22-2010







Thanks for coming.