

# Pine Meadow Ranch Owners Association



Annual Meeting 2011

# Agenda

- **Introductions and approval of Minutes 2010**
- **Elections**
- **PMROA Projects 2011**
- **Financial Report 2011 / Budget 2012**
- **Snow Plowing for 2011-2012 / 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

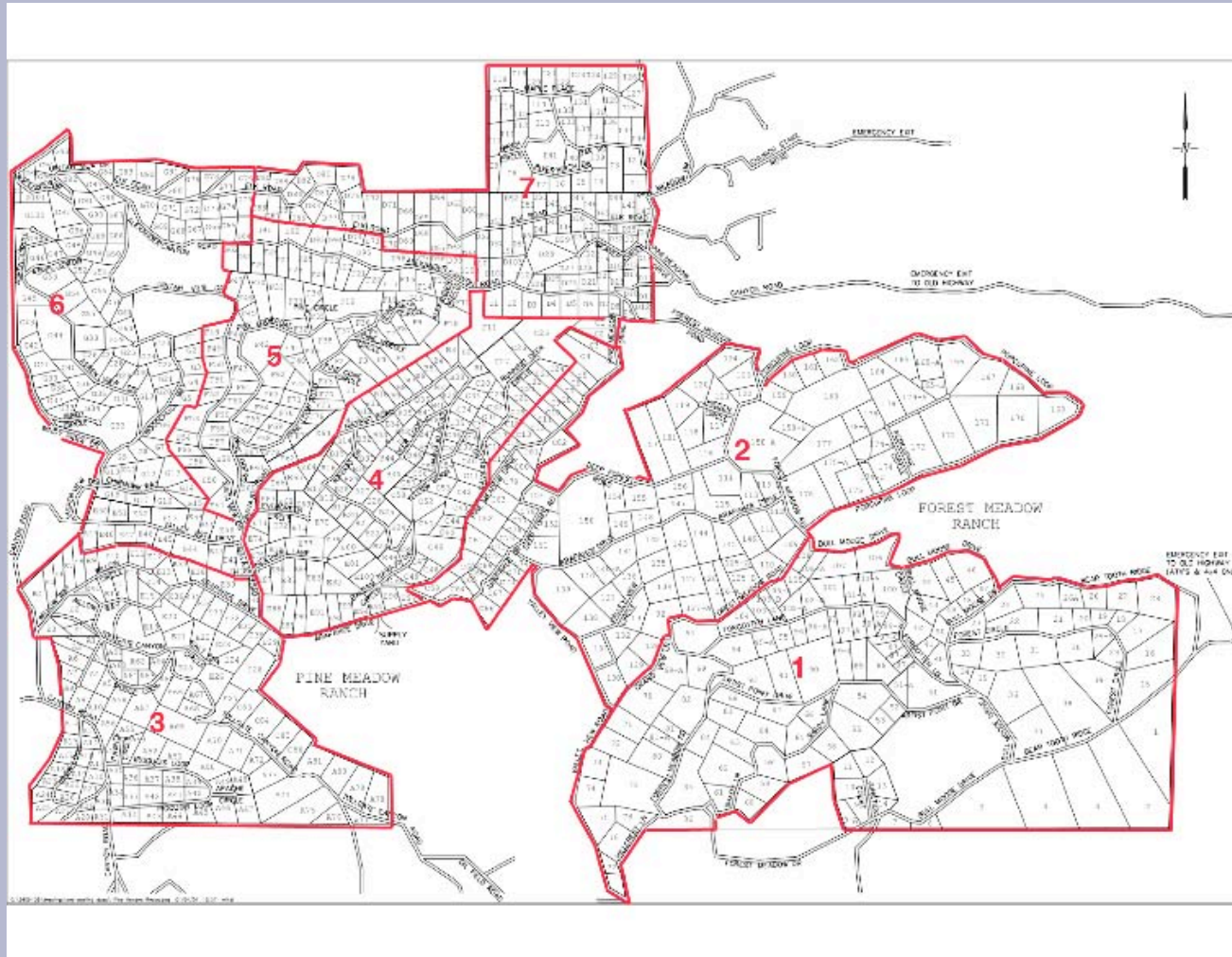
**Infrastructure maintenance *inside* the Ranch and historically the roads leading *to* the Ranch.**

- **Roads - Grading, resurfacing,  $MgCl_2$ , 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.**



# Board Member Introductions



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 2011

- Area 1
- Area 7
- Vice President



# Infrastructure Projects 2011

- ❄ Lower Tollgate Canyon Culvert with Summit County
- ❄ Repair of erosion damage in Tollgate Canyon
- ❄ MagChloride
- ❄ Weed control
- ❄ Ranch-wide regrading and bar ditches







## Dyer's Woad

Control by pulling.



## Musk Thistle

Control by spraying.

## Arrowleaf Groundsel

Enjoy.






# PMROA Ongoing Work

- ❄ Enforcement of Covenants.
- ❄ Revised Rules and Regulations addressing Rentals.
- ❄ Dog issues, beyond the scope of PMROA.
- ❄ Overseeing private snowplowing requirements
- ❄ Continued wildfire mitigation projects.
- ❄ Continued discussion with Summit County lower roads plans v attempting to improve, or at least stabilize those roads.
- ❄ Improving collections of dues from non-paying members
- ❄ ORV noise and trespass issues.



# Additional topics:

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- \* Summit County Planning Staff creating of a new zoning designation.
    - \* The “Cabin Area” zone.
    - \* Currently we are AG-100 allowing all the uses of large acreage agricultural zones including such uses as drilling for oil.
    - \* New zone would be designed to ensure the protection of the rural recreational/residential use of areas like Pine Meadow Ranch.
  - \* Deer Meadows Subdivision Application:
    - \* A proposed 25 (approximately) lot subdivision contiguous to the north boundary of Pine Meadow.
    - \* Similar to the proposal of 2008, without the benefit of transferring density out of Pine Meadow Ranch.
    - \* Under the S.P.A. process, would make a one time monetary contribution to road work, and then join the Owners Association paying standard dues and assessments if approved by the County.





# Financial Report 2011

Approval of statement 2011 and Budget 2012



# Owners Input

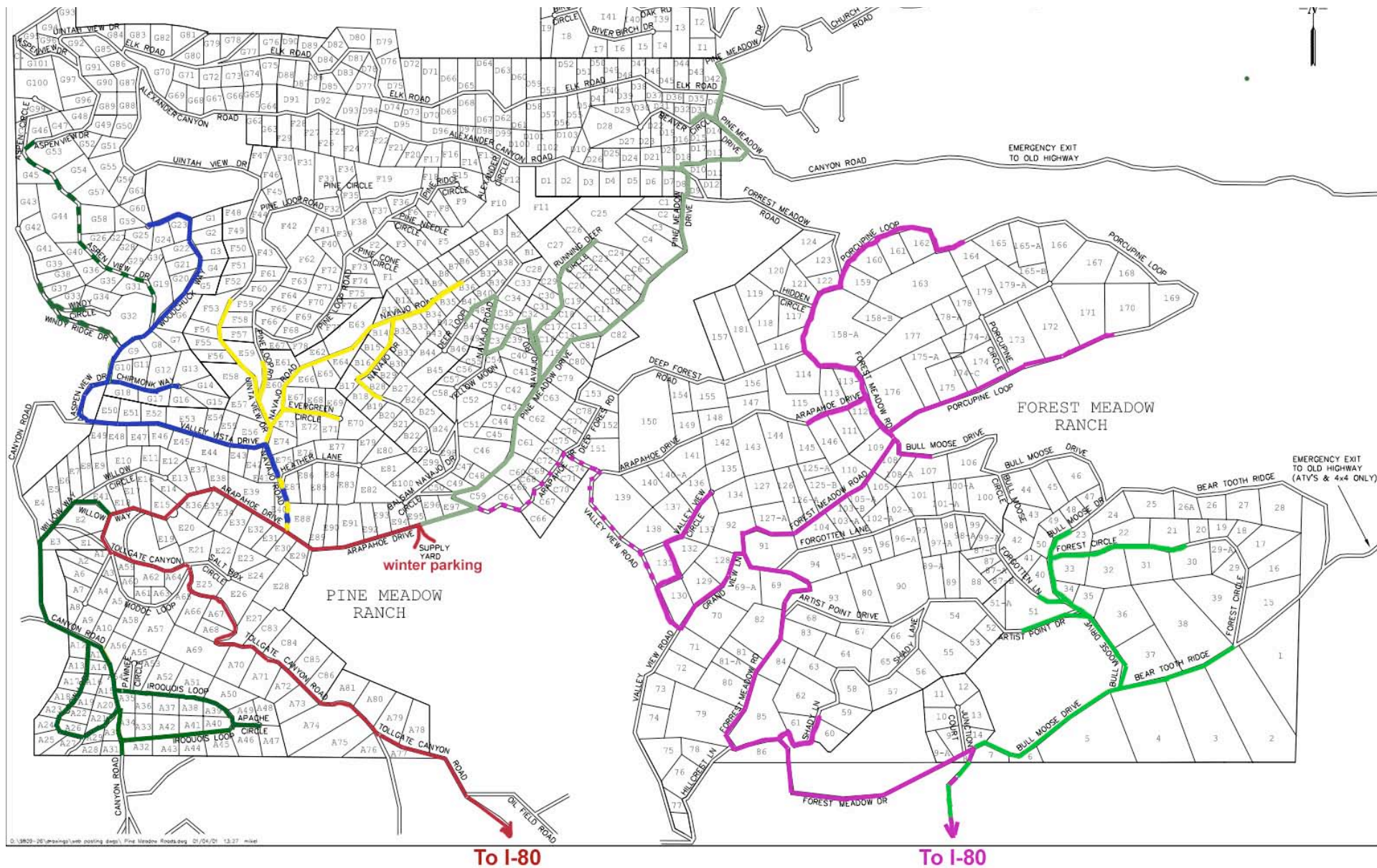
An opportunity for owners to speak on issues that affect the Ranch.



# Winter Driving Conditions







Plow map 2011-12 (as of 11-15)





#### Requirements for Snow Plowing Roads within PMR 2011-12 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, unless the actual road width is less, 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.*

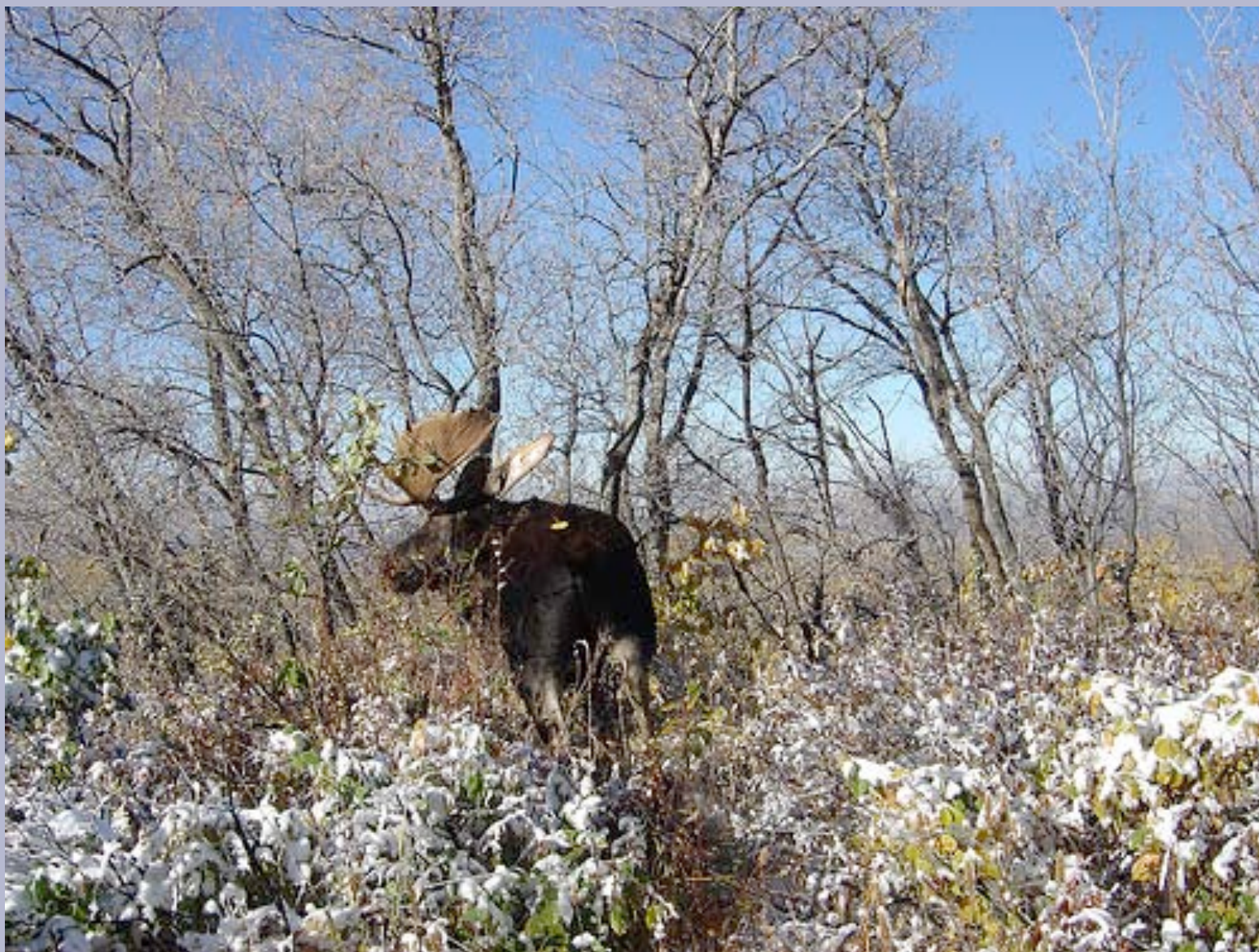
*Plow in such a manner that leaves cabin owners' driveways accessible.*

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

MHF 11-13-2011







Thanks for coming.