



# Pine Meadow Ranch

Annual PMR Owners Association Meeting

November 14, 2023

6:30 PM

In Person and

Zoom Meeting

# 2024 Annual Meeting Agenda



- ❖ **Introductions**
- ❖ **About the PMRHOA**
  - a. **Statistics of Interest**
  - b. **Lot Improvement Plan Approvals in 2023**
- ❖ **2022 Minutes Approval**
- ❖ **2023 Elections**
  - a. **Candidate Introductions and Statements**
  - b. **Voting will happen via mail to all owners**
- ❖ **2023 Challenges and Projects**
  - a. **Winter of 2022-2023 Impact**
  - b. **Projects Started / Completed**
  - c. **Plans for 2024 and beyond**
- ❖ **Fire Safety Activities**
- ❖ **2023 Financials**
- ❖ **2024 Budget Review**
  - a. **One Time Assessment**
  - b. **Annual Owner Fee**
- ❖ **Open Forum**
- ❖ **Voting by Owners on Budget and Special Assessment and Amendment to Rules and Regulations**
  - a. **Ballot voting for those present**
  - b. **Ballot voting for those on Zoom– 24 hours after receiving ballot in email from PMROA**
  - c. **Email on results will be sent out to those who attended the meeting and posted on PMROA Web site**

# About the Ranch in 2023



Owner Type	Number of Lots
Land Only Owners	320
Part Time Residents	304
Full Time Residents	179
<b>Total</b>	<b>803</b>

## • Statistics as of Nov. 2023

Cabins/Homes New builds:	10
Total SqFt for cabins	42,711
Average SqFt for cabins/homes	4271
Other Additions/Builds:	10
Total SqFt for Other Additions/Builds	6,964
Average SqFt for Other Additions/Builds	696.4
Total Builds:	20

# Data From Summit County – 2023



Owner Type	2022	2023	Assessed Value		Acres
			2022	2023	
Land Owners	335	320	\$ 40,667,152	\$ 61,839,375	638.35
Part Time Owners	317	304	\$ 182,057,259	\$ 230,283,335	632.47
Full Time Owners	153	179	\$ 57,309,545	\$ 88,251,991	352.74
Total Lots:	805	803	\$ 280,033,956	\$ 380,374,701	1623.56

# 2022 Annual Meeting Minutes



- The Power Point presentation for last years meeting is on the website for review which included the approved Budget.
- The draft minutes for last years Annual Meeting are posted on the website for owners review. A limited number of copies of the minutes are available for review for those present.

# 2023 Elections

- **Vice President** (3 Year)
  - John H Adams
- **Area 1** (3 Year)
  - Pam Slaughter
- **Area 3** (3 Year)
  - Joseph Pagel (appointed incumbent)
  - John Pettijohn
- **Area 7** (3 Year)
  - Taissa Folden (incumbent)

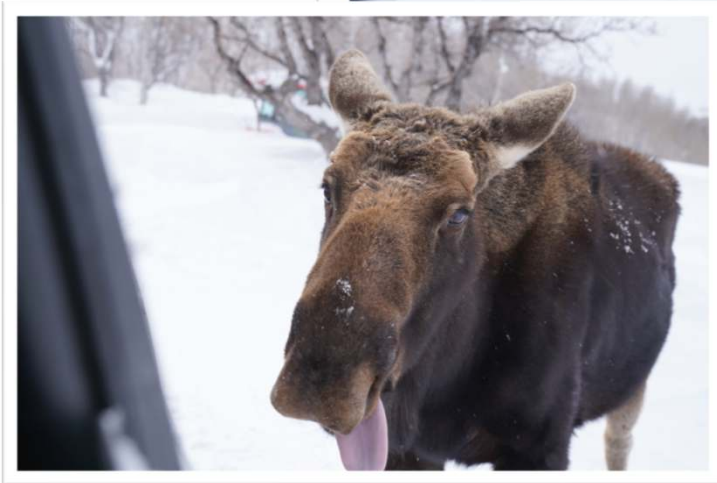
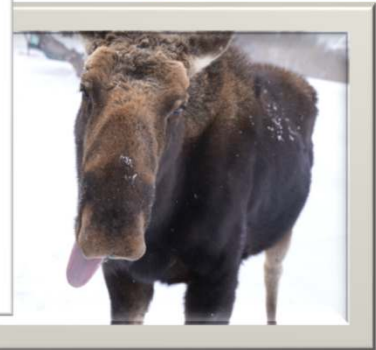
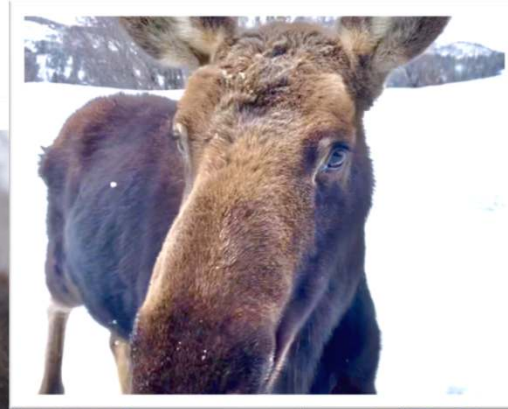


# 2023 Challenges

- Finally, a normal winter



# It Was a Time for Our Best to Shine







# Winter Plowing – The Connector

- Owners rallied when our Contractor could not

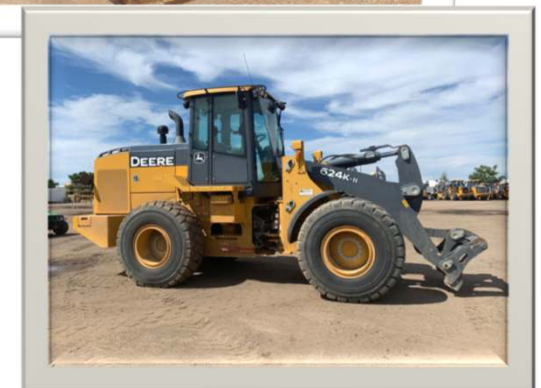


# We Now Own Snow Removal Equipment

## John Deere 624K-II Loader



1. Year & Model: 2018 - 624K-II 4WD Loader
2. Engine: 2,949 hrs, Tier 4, 188-Hp
3. Weight: 34K
4. Quick coupler
5. 3.5 Yd Bucket
6. Differential Wheel Lock
7. **\$200,415**
8. Purchase Order [HERE](#)

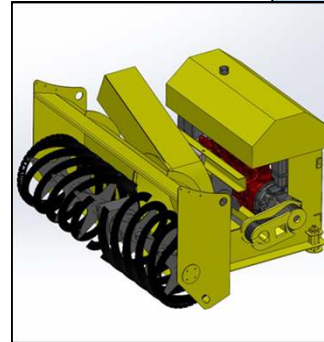


# Ordered New Sawtooth L36 Renting for '23-'24 Season



## L36 Details: Pretax & pre-Freight Cost **\$238,743**

- Made a 25% down payment - \$59,681.17
- Will owe 75% on delivery
  - 300 days to build
  - 9-ft wide two-stage blower
  - 30-inch auger ribbon
  - 200 HP Cummins B4.5 Liter engine
  - Moves 2,000 Tons of snow per hour
  - Cultch updated to Hydrostatic (not hydraulic driven)
- Interim Rental \$3,250 / month



Rental Unit '23 / '24 Season



50 E. Ellis St.  
Paul, ID 83347  
Phone: 208-312-5868

DATE: 9/19/23  
Quotation # 215  
Customer ID NA

Quotation valid until: 10/19/23

John Adams  
Pine Meadow Ranch HOA

Prepared by: Scott Pilling  
Email: scott@sawtoothindustrial.com  
Phone: 208-312-5868

Comments or Special Instructions: Shipping will be determined at the time of delivery. Customer is responsible for installation. One full day of operator and mechanic training is included.

SALESPERSON	P.O. NUMBER	ESTIMATED SHIP DATE	SHIP VIA	F.O.B. POINT	TERMS
Scott Pilling	NA	300 Days ARO	NA	Paul, ID	25% Down, 75% COD

QUANTITY	DESCRIPTION	UNIT PRICE	TAXABLE?	AMOUNT
1	2024 L36 Self Propelled Snow Blower	\$ 220,742.69		\$ 220,742.69
1	30" Ribbons, 36" Impeller			\$ -
1	Cummins B4.5, 200HP Stage V			\$ -
1	Telescopic Truck Loading Chute	\$ 12,500.00		\$ 12,500.00
1	Quick Hitch	\$ 5,500.00		\$ 5,500.00
SUBTOTAL				\$ 238,742.69
Shipping (TBD)				\$ -
Tax (TBD)				\$ -
Total				\$ 238,742.69

[PO with down-payment Detail](#)

# 2024 - 2025 Snow Removal Planning



1. Main Plow Route is 8.7 miles
  - a. Tollgate Canyon Road
  - b. Forest Meadow Road
  - c. Arapaho
2. We will evaluate whether other routes are possible



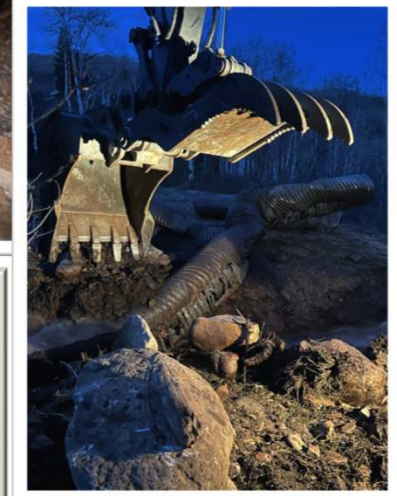
# 2023 Challenges - Spring

## 1. The melt was overwhelming



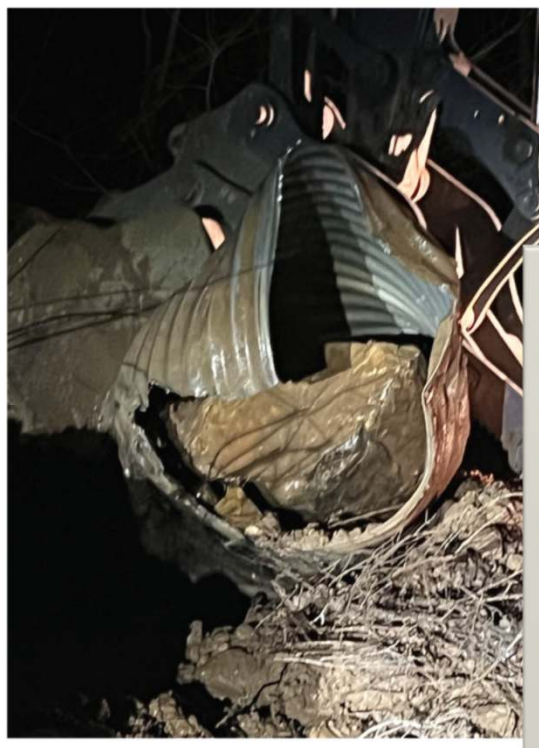
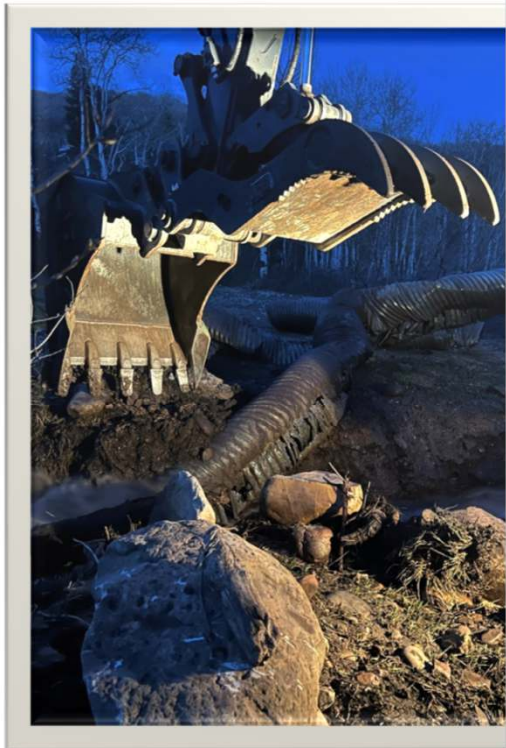
# Rivers of Water

1. There seemed to be no end



# Clogged Culverts

1. To save upper Tollgate Canyon Road, clogged culverts were quickly removed late at night



# The Power of Mud

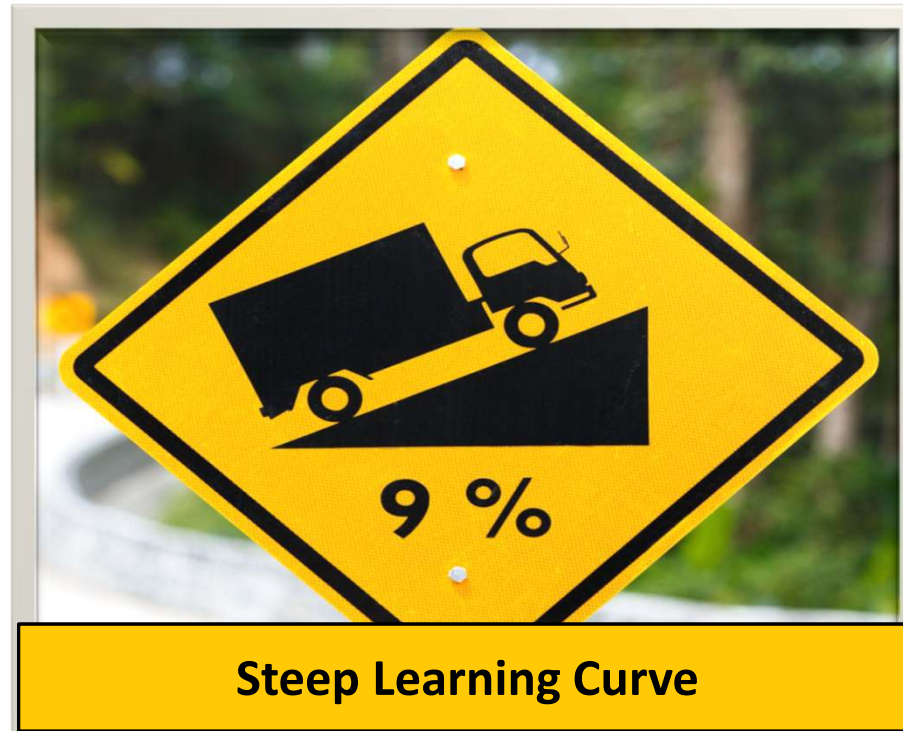
1. Multiple mudslides added a new wrinkle





# HOA Faced with New Challenges

- Numerous Repairs
- Resources
- Organization
- Time
- Cost
- Knowledge



# We Asked the Experts



- Rock Solid
- Rykstone
- IGES Geotech
- Gordon Geotech
- AGEC Geotech
- Horrocks
- Canyon Engineering
- Epic Engineering
- Army Corp of Engineers
- Johanson Engineering
- Evergreen Engineering
- Meridian Civil Engineering
- Eckles Paving
- Miller Paving
- Rockport Contracting
- Top Job Asphalt
- BDG
- Summit County



## The Experts Said ...

1. Drainage and safety drives all decisions
2. Better design needed
3. Road materials need to be updated
4. Maintenance practices
5. Know what you are dealing with (Geotech)

Summit County Engineering and Public Works Quote:

*"It is 30-times less expensive to properly design and maintain your asphalt roads than replacing them because you didn't."*

# We Went to Work on What we Could - Drainage



The two-110-ft-metal corrugated lines of 24-inch culvert under Hillcrest at TGC Rd to be replaced with a single-line of 36-inch smooth-walled concrete culverts, i



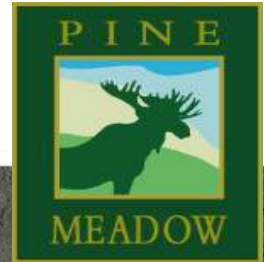
# Rykstone Installed 36-inch Concrete Culverts



- Hillcrest at intersection with Tollgate Canyon Road
- Approx. 120 linear feet of work was completed in September
- This location was a major failure point during the spring melt when Salt Box pond broke.
- Replaced two 24-inch rusted corrugated metal culverts with a single line of 36-inch concrete culverts
- Total cost was **\$55,986.67**
- Installation was challenging:
  - The Water Company did not know the location of our primary water line which slowed digging to a crawl over several days to prevent hitting and damaging our source of water.
  - Additional culverts were needed to bypass the Water Company's equipment and to pull the culvert entrance away from the road.
  - Rykstone spent additional time lifting the new 36-inch pipe to separate the distance between it and the water supply line by approximately 3-feet. It also installed an insulating foam board to create a thermal barrier.
  - To prevent damage to the road from rushing water, Rykstone also brought in large boulders and built a Geotech-lined Headwall around the flared entrance to reduce the chance of significant damage if we have another pond break.



# October / November 2023 - Tollgate Canyon Road



- Approximately 210 linear feet - 24-inch culvert near Completion:
- Eastern edge of TGC Rd
- Between Hillcrest and Crowley's corner
- Expected completion in November
- **Approved cost \$47,633**

Three-to-Four trees are constricting the entrance just above the new 36-inch pipe and need to be removed.



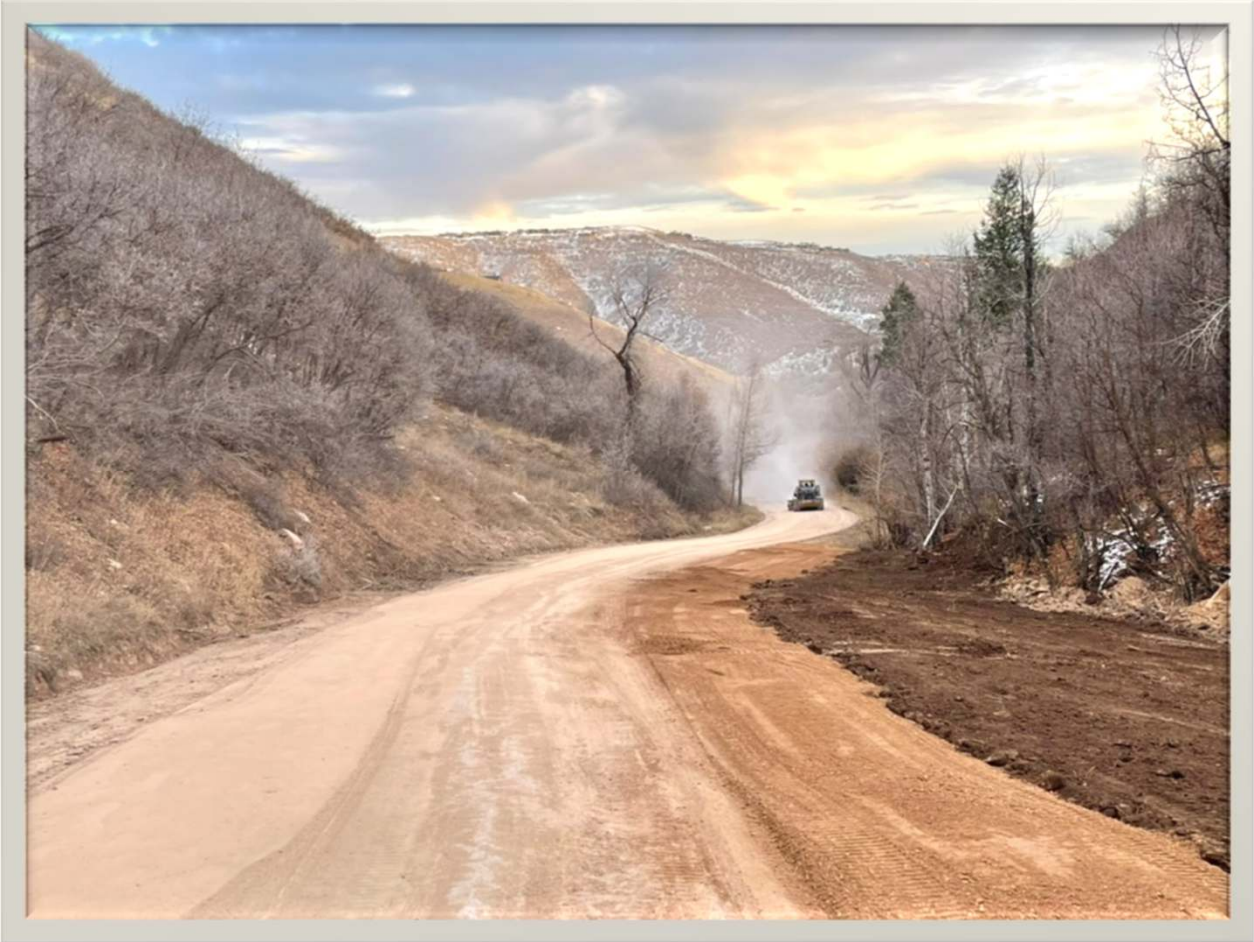
# November – Rock Solid Addressed Unexpected Material and Drainage Failure



- **Overview:** Tollgate Canyon Road experienced significant structural compromise with a notable 13-inch drop on the west side along with a growing fault line extending 250 feet along the downhill lane.
- Feedback from experts indicated that the 250-foot section of the downhill lane was at risk of collapsing.
- A retaining wall was out of our reach.
- Immediate emergency repairs were undertaken by Rock Solid, by re-engineering the road embankment with materials located on the mountain and correcting the vertical drop and 6-to-8-inch shoulder to a 3:1 slope with an expanded 6-foot shoulder.
- Approximately 200-feet of 48-inch culvert was installed.
- Board approved up to \$100,000 for the four-to-five-day repair. Actual cost should be approximately \$85,000. Invoice pending.



# November Emergency Repair by Rock Solid





# Drainage – There is Still Much to do



- Our drainage system along Tollgate Canyon Road needs to withstand a pond break from Saltbox or Bobcat otherwise we are throwing money away on repairs
- Drainage along all roads throughout the mountain needs to be evaluated



# 2024 Drainage Problems - Tollgate Canyon Road



Example #1: At Crowley's corner above hairpin, water flow naturally tries to move from West to East over the road.

Road is angled to keep water on West Side and sends debris into sharp hairpin where it pools and clogs up culverts.

Upper western ditch line is always filled with sediment and sand from road base above hairpin turn ... always.



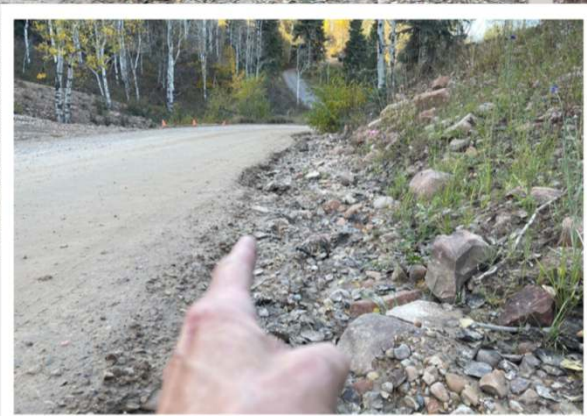
Owners cannot keep culvert open



# 2024 Drainage Problems - Tollgate Canyon Road



Example 2: Along West Side of TGC Road (from Hillcrest to Arapaho) culverts are shallow and typically clogged with rocks and sediment. They frequently clog up, soon after they are cleaned out. Culverts may be undersized. Sediment, rocks, and water flows along edge and over top of road. Road's western edge is being undermined and carved out by uncontrolled water flow.



This is a section of TGC Road along the western edge above Hillcrest that has nothing protecting it to a depth of 10-to-12-inches.



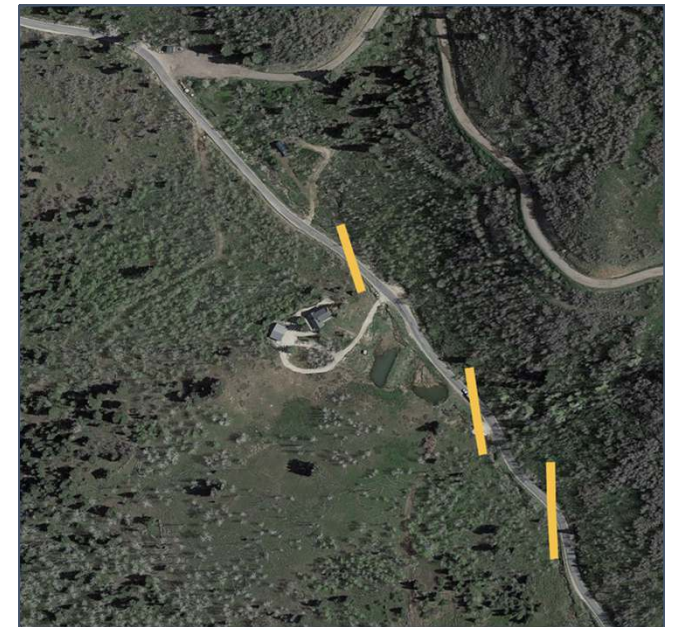
# 2024 Drainage Problems - Tollgate Canyon Road



Example 3: Our west-to-east culverts underneath the road and above Hillcrest are generally clogged or damaged. New large culverts need to be installed or possibly engineered for the area. Below Hillcrest, water needs to be channeled back under the road to the west.



Buried Culvert underneath TGC Road is unable to move water

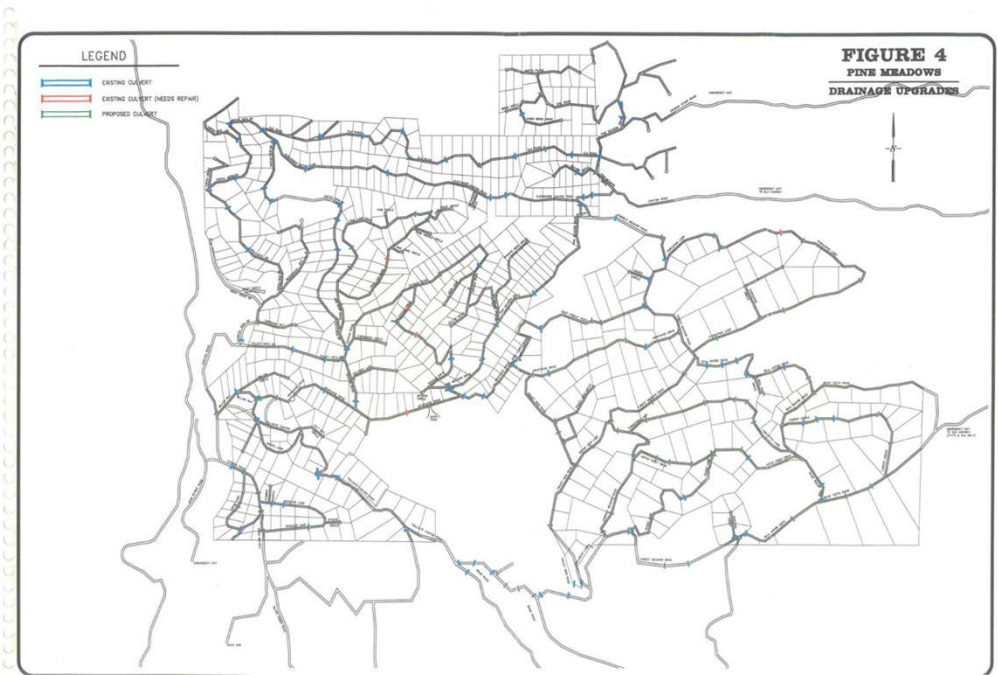


# 2024 Budget Year - Clogged Culverts Across Mtn.

1. Beyond Tollgate Canyon Road, we need to be the in-house experts on installation and repair of culverts across the mountain.
2. We could easily spend \$30,000 in this area next year (not including Tollgate Canyon Road).
3. Clogged Culverts:
  - How many do we have and where?
4. Culverts in the wrong place:
  - How many and where?
5. Culverts directing water toward an owner's lot or foundation
6. Setting Culvert Standards

## Historical Culvert Location Map

Source: Horrocks 1999 Master Road Plan. Data folder with information: [HERE](#)



# 2024 - Drainage along Lower Forest Meadow



Growing water-carved channel at road's edge and water damaged roadway will continue to crumble.



# 2024/2025 Budget Year - Oilwell Road Drainage

- Numerous underground culverts along Oilwell are directing water toward mudslide zone on TGC Road:
- Water should be redirected North-South along Oilwell's ditch line.
- Would require opening and expanding ditch line so water is directed underneath Forest Meadow Road or to pond on Forest Meadow Road.
- Install 18-inch culverts under driveways.
- May need 24-inch concrete culvert at Forest Meadow Rd.
- **Cost?**



Mudslide area on upper Tollgate Canyon Road





## Revisiting What the Experts Said ...

1. Drainage and safety drives all decisions
2. Better design needed
3. Road materials need to be updated
4. Maintenance practices
5. Know what you are dealing with (Geotech)

Summit County Engineering and Public Works Quote:

*"It is 30-times less expensive to properly design and maintain your asphalt roads than replacing them because you didn't."*



# Gordon Geotech Analysis of What's Underneath



This work is the starting point and basis of any properly designed and engineered road. Without this information, everything is a “best guess” until you start the work.

Approved contract totaling **\$14,400.00** to provide a Geotechnical Study of approximately 2.5 miles of asphalt roadway covering Tollgate Canyon Road, starting from the base of the mountain near the intersection with I-80 and continuing up the mountain on Tollgate Canyon Road. At the end of the asphalt, the Project area continued up the mountain for another 1.5 miles over the graveled area of Tollgate Canyon Road and terminated at the intersection with Arapaho and Pine Meadow Drive.

Their work:

1. Evaluated subsurface soil and groundwater conditions beneath the roads,
2. Provided earthwork, drainage, and recommendations based on analysis of individual boring samples.

The company completed 32 Borings under the supervision of a geotechnical engineer with a hollow-stem auger to a depth of 5 feet (or until refusal), every 1000 feet in the existing asphalt and every 500 feet in the existing gravel, with additional borings as needed in unstable locations. Boring samples underwent laboratory testing and engineering analysis.

# Gordon Geotech Study Area:



# 2024 Budget Year – UPPER Tollgate Canyon Road

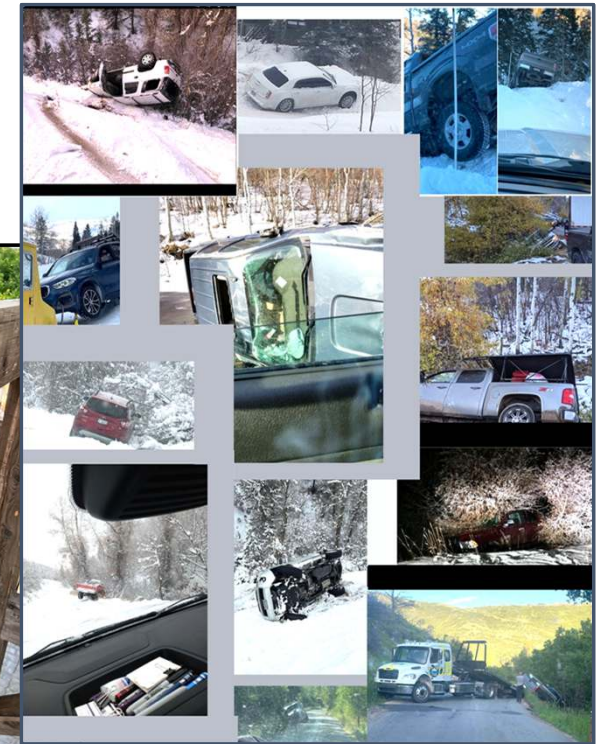


1. **Priority #1 per Civil Engineers - TGC Rd at Hillcrest Area to Bobcat:**
2. **Address all drainage problems - Use better road materials**
3. Correct west-to-east drainage underneath the road and then east-to-west drainage all the way to ponds below Hillcrest
4. Standardize and install properly sized culverts along west side and move drainage ditch further away from road on both sides
5. Engineer a long-term solution for Crowley's corner for better drainage and to reduce accidents
6. Upgrade surface materials to eliminate the cycle of road base runoff into culverts which is repeatedly clogging culverts and forcing water to run over the roads
7. This area is responsible for much of the damage to upper TGC Rd and until it is completely fixed it will be a source of future problems and road damage
8. View area [HERE](#)
9. View Gordon Geotech Report [HERE](#) (Note: Cost of analysis and report was \$14,400)
10. [\\$44,250](#) Bid (no action) - Wall Consultant Group - Engineering Design (survey not included) and Management
11. [\\$95,200](#) Bid (no action) - Meridian Civil Engineers - Hydrologic Modeling (without survey and using County Aerial maps instead) and Storm Drain Master Plan, Roadway Design, Demolition plan, & County Redlines / if road is moved or changed significantly to improve safety or drainage, this is necessary / if we continue to make repairs and put in culverts on our own without moving or altering road, we don't need this because it qualifies as "maintenance" / Randall Vickers available for Zoom Call
12. [\\$47,675](#) Bid (no action) - Meridian Civil Engineers - Survey by road section - what contractor will need for improvements
13. [\\$48,000](#) Bid (no action) - Johanson Engineering - Engineering Plans and Profiles for Road Alignment, Drainage plan, and Hydrology study (survey not included)
14. **Does not include cost of implementing plan**
15. **Is this level of engineering necessary?**
16. **How much of this work could we do?**

# 2024 Budget Year – LOWER Tollgate Canyon Road



1. **Priority #1 for Lower TGC Rd - Safety of Roadway:**
2. **Cars are sometimes forced off the road by construction vehicles or they slide off the road into the ditch below because it is too narrow in some places.**
3. If a tire drops-off the pavement, the counteracting force easily pulls drivers into the ditch below.
4. Our roads are traveled by owners with children as well as visitors shuttling children to and from camps.
5. Options include:
  - a. Lower the road and push material to the road's western edge to create a shoulder.
  - b. Carve out material along the road's east side along the blind curves.
  - c. Install box culverts within the ditch line on the west and cover them with road material.
6. Requires engineering and permitting.
7. Alternatively, install wood timber guardrails anchored in concrete.
8. **\$72,500 Bid - Meridian Civil Engineers - Roadway Design, Demolition plan, & County Redlines**
9. **Does not include cost of implementing plan**



# 2024 Budget Year - Asphalt Repairs TGC Road



1. **Range of Asphalt Repair Costs (no civil engineering or survey work / all bids should be reassessed with geotech results from Gordon Geotech):**
2. **Top Job Asphalt**
  - a. Bid [\\$136,634](#) - cut & patch with 3-inches asphalt along TGC Road from I-80 to intersection with Hillcrest
  - b. Bid [\\$129,385](#) - prep and pave with 3-inches asphalt from Hillcrest to Saltbox pond (\$170,049 if 4-inches asphalt)
  - c. Bid [\\$230,872](#) - prep and pave with 3-inches asphalt from Saltbox pond, continuing past Bobcat to intersection with Pine Meadow Drive on Arapaho (\$304,309 if 4-inches asphalt)
3. **Rock Solid**
  - a. Bid [\\$499,696](#) for full depth 12-inch cement reclamation of TGC Road from I-80 to Bobcat Springs
  - b. Bid [\\$827,640](#) for follow-up 3-inch asphalt cover through Miller Paving
4. **Eckles Paving**
  - a. Bid [\\$2,036,592](#) to remove and repave with 4-inches asphalt from I-80 to Bobcat Springs
5. **Rockport Contracting**
  - a. Bid [\\$1,114,523](#) to remove and replace with 4-inches from I-80 to where gravel starts
  - b. Bid [\\$608,878](#) to patch and repair instead of replace from I-80 to where gravel starts
  - c. Bid [\\$548,073](#) to pave from with 4-inches of asphalt from start of gravel section of TGC road to intersection with Pine Meadow Drive

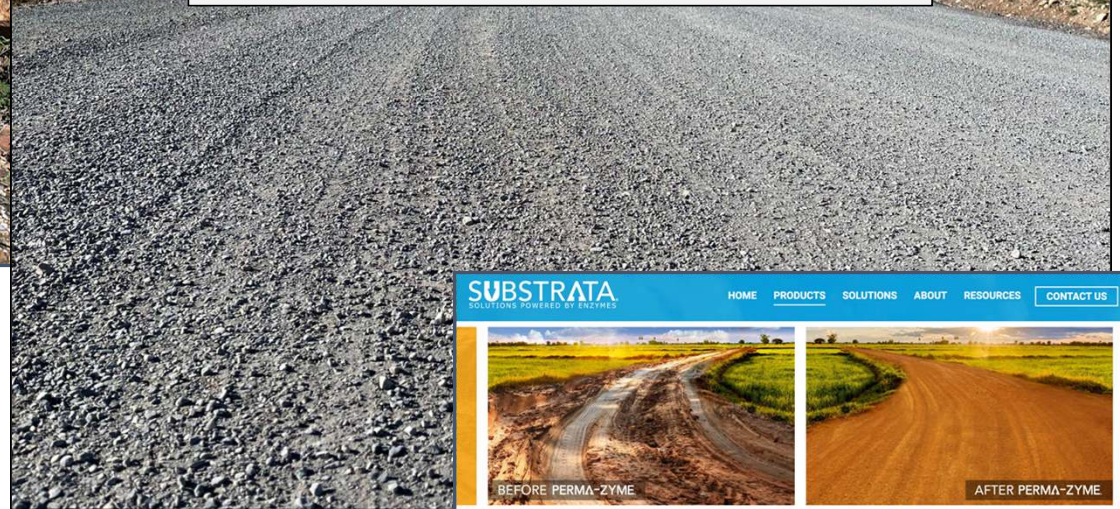
# In the Meantime, we are testing Perma-Zyme on Forest Meadow Road with Compacted Crushed Limestone



# Before and after at Perma-Zyme Test Site



- Area 970 ft x 19 ft x 8-to-9 inch depth
- \$28,667 of Crushed Limestone
- 795 tons @ \$36.06 per ton delivered
- \$3,000 for Road Reclamation Equip.
- \$500 Water-Attached Truck
- Perma-Zyme: \$2,700 (donated)
- Expected Useful Life – Years
- Note: UDOT Road base approx. \$29 per ton delivered.



- Lower Forest Meadow Road
- Completed last week of September
- \$34,867 - Road Materials and Application Cost
- \$6,595 Culvert replacement

We used 3/4" minus HardPak limestone crusher fines from Geneva Rock's Morgan, Utah quarry delivered in 24-ton trucks.



# 2024 Budget Year - Continue Testing Areas



1. Create additional Test Areas on Gravel / Dirt roads with solutions that bind existing road materials in place:
2. LandLock binding adhesive ([landlocknaturalpaving.com](http://landlocknaturalpaving.com)):
  - a. Derived from Natural Gas
  - b. Mixed into existing gravel and dirt base with reclamation equipment
  - c. Treated materials are 2-20 times stronger than an unstabilized base
  - d. Useful for surface paving, dust control, erosion control and slope stabilization
  - e. Road profile requires less material and maintenance
3. Dry Cement:
  - a. Used in reclamation processes to stabilize existing road base to depths of one-to-two feet
  - b. Mix as a percentage of dry weight - 5% to 20%
  - c. Reduces impact of water absorption and degradation of materials
4. Potential Test Areas:
  - a. Forest Meadow Road
  - b. Arapaho
  - c. Pine Meadow Road
  - d. Hillcrest





# 2024 Budget Year - Continue Testing Areas



LandLock - Organic Polymer - Road - Dust - Erosion Control:

[Landlocknaturalpaving.com](http://Landlocknaturalpaving.com)

[Road of Sand Video](#) / [Application Video](#) / [Natural Path Video](#)

[Michigan Recycled Asphalt Video](#)

- **\$45,350** to apply Landlock to existing UDOT sandy road base over a 1,000-ft long x 20-ft wide x 6-in deep test area (Similar in Size to Perma-Zyme test area) / Test application = 2,350 gallons or 11 totes of product at \$3,850 per tote plus \$3,000 for project management
- Certified organic and made from raw ingredients derived from natural gas
- Load bearing capacity of finished road equivalent to concrete
- Used in 38 countries for roads and by military to build remote runways
- Includes mobilization & demobilization
- Application requires night time temps above 40 degrees and installation and curing temps during the day above 65 degrees
- Pulverizing existing base to depth according to plans and specifications
- Includes pulverizer/reclaimer and spreader truck
- Includes spreading and mixing LandLock and water with pulverized material
- Compacting material to 95% of possible density

Customer will be responsible for:

- Providing water for application



Turning the soft, sandy soil into a hard, concrete-like surface,

strong enough to achieve a PCASE Passer Rating of 160,098 for KC-130 transport planes.



**Note:** 1 sq yd = 9 sq ft  
1 sq ft = 0.11111 sq yds  
1 mile = 5,280 ft  
Converter [HERE](#)

# 2024 Budget Year - Continue Testing Areas

Coughlin Company - Dry Cement Road Stabilization:  
[coughlincompany.com](http://coughlincompany.com)

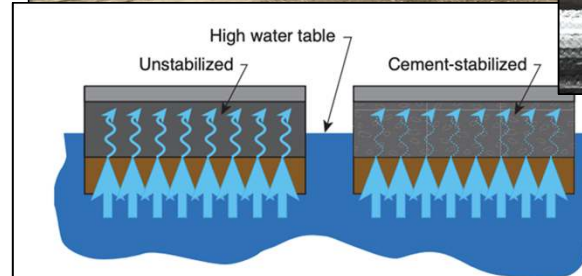
- **\$92,000** to blend 5% dry cement to a depth of 6-inches over 15,000 square yards
- Equivalent to 6,750 linear ft x 20-ft wide or **1.3 miles**
- Includes mobilization & demobilization
- Pulverizing existing base to depth according to plans and specifications
- Includes pulverizer/reclaimer and spreader truck for three days
- Includes spreading and mixing dry cement and water with pulverized material
- Cement pricing based on market average & subject to change
- Existing road material to be treated will be no larger than 3-inches in diameter

Customer will be responsible for:

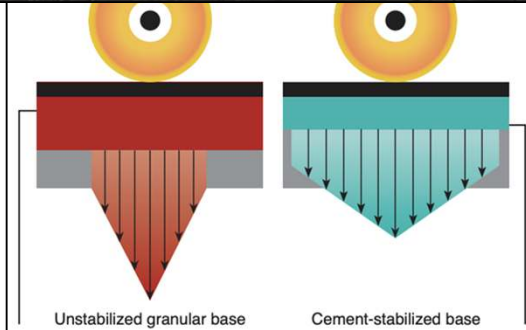
- Providing water for application
- Verifying cement mix design
- Prepping road base to optimum moisture content
- Compacting and regrading surface
- Determining which road or roads have a combined total of 6-to-8-inches of treatable material?



**Coughlin Company**  
 809 E. Commerce Drive  
 St. George, UT 84790  
<https://coughlincompany.com/>



*Figure 1.5. Moisture can infiltrate unstabilized bases through high water tables or capillary action causing softening, lower strength, and reduced modulus. Cement stabilization reduces permeability, helps keep moisture out, and maintains a high level of strength and stiffness even when saturated.*



*Figure 1.2. Soils/aggregates in cement-stabilized bases are tightly bound together by cement. The entire mass is hardened into a slab with enough rigidity and strength to spread loads over a large area of the subgrade. Unstabilized granular bases concentrate loads on a small area.*

**Note:** 1 sq yd = 9 sq ft  
 1 sq ft = 0.11111 sq yds  
 1 mile = 5,280 ft  
 Converter [HERE](#)

Source: Guide to CTB - Portland Cement Association

# We Asked for your Input on:

1. A **one-time assessment of \$1,021** per lot for urgent road repairs, maintenance, civil engineering work, and reserve fund repayment for equipment purchases.
2. An increase in the **annual dues from \$600 to \$700** for inflation, more attention to drainage, road materials testing, ongoing maintenance and needed contributions to reserves. Furthermore, we anticipate raising the annual dues by approximately **\$100 per year** for the next two to three years until primary roads are restored.
3. A proposal to increase the variable impact fee for new constructions to **\$3.50 per square foot** from \$2.40 for properties larger than 3,500 square feet.
4. Consideration of a real estate **impact sales fee of 0.25%** (sales price times 0.0025), to be borne by the buyer, for all property transactions within the HOA.

*Pine Meadow Ranch*  
HOME OWNERS ASSOCIATION

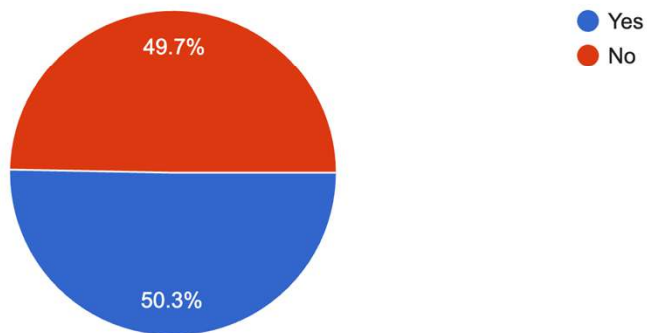
2024 Budgeting & Community Input



# Proposed One-Time Assessment of \$1,021 - Preliminary Results

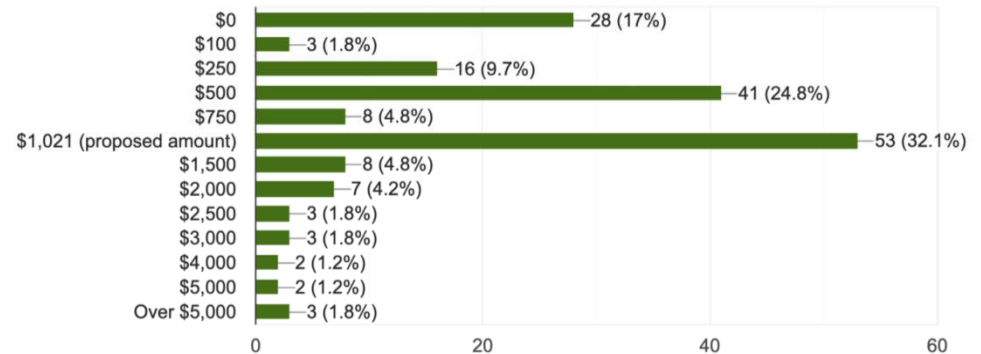
Question 1: At the Annual Board Meeting on November 14th, would you be inclined to approve a one-time assessment of \$1,021

165 responses



Question 2: Considering long-term maintenance and repairs, what would be your preferred one-time assessment amount per lot for 2024

165 responses

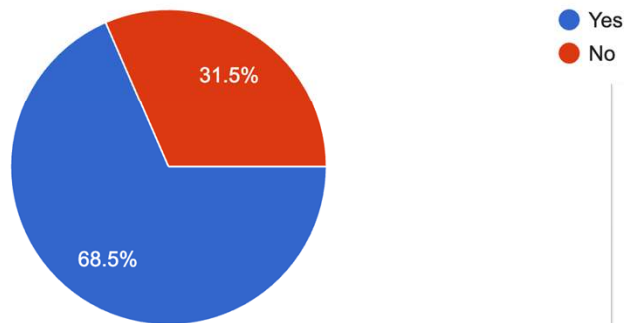




# Proposed Dues Increase to \$700 – Preliminary Results

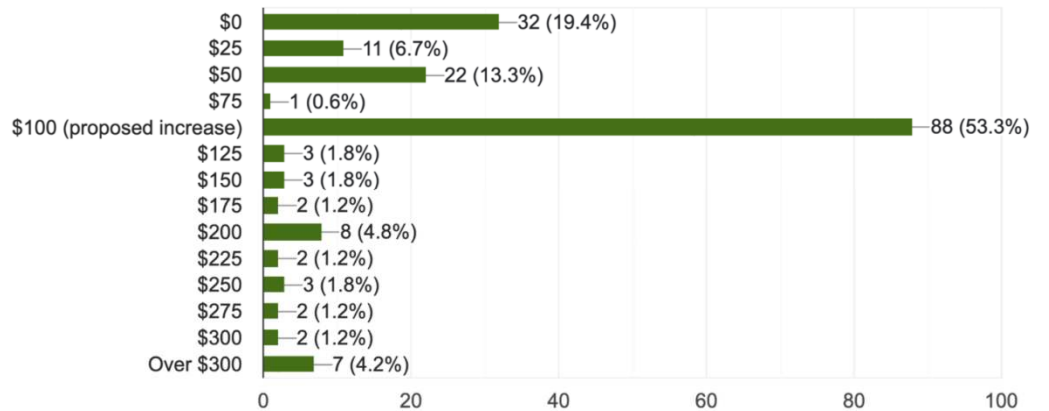
Question 4: At the November 14th Annual Board Meeting, would you be in favor of increasing the annual dues from \$600 to \$700 to meet ongoing maintenance and community needs?

165 responses



Question 5: What would be your preferred amount for an annual dues increase per lot in 2024?

165 responses

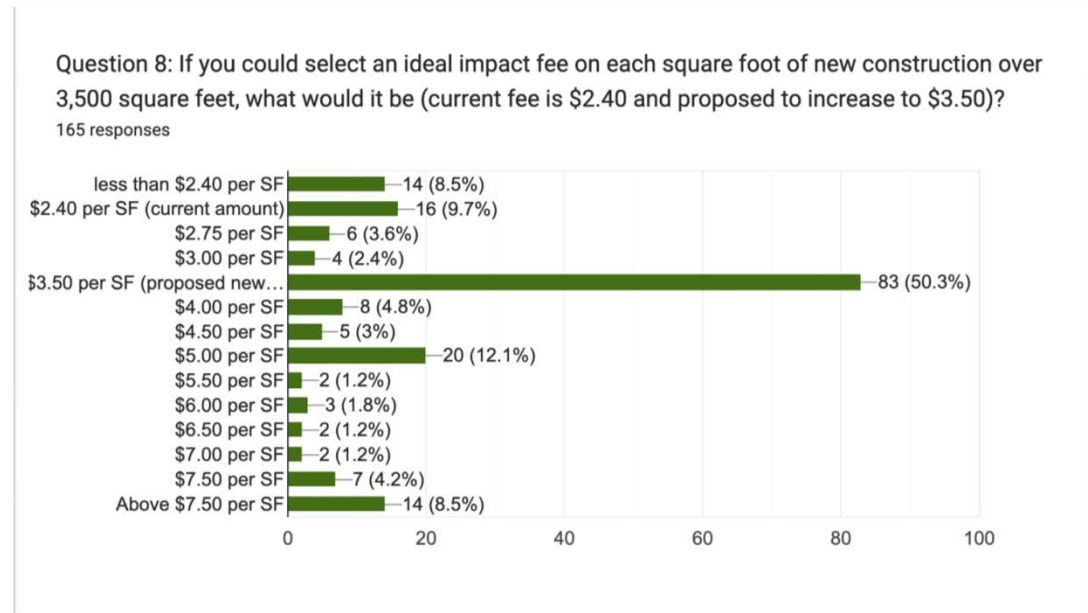
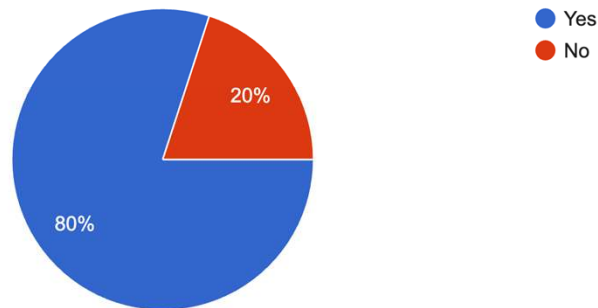




# Proposed Adjustment to the HOA's Variable Construction Impact Fee to \$3.50 - Preliminary Results

Question 7: At the November 14th Annual Board Meeting, would you support raising the variable impact fee to \$3.50 per square foot (up from \$2.4...or new constructions exceeding 3,500 square feet)?

165 responses

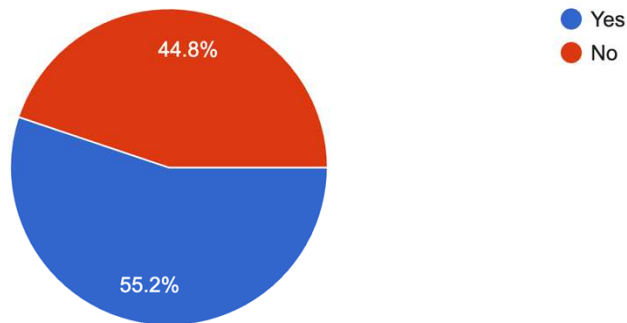


# Proposal for a Real Estate Sales Impact Fee of 0.25% - Preliminary Results



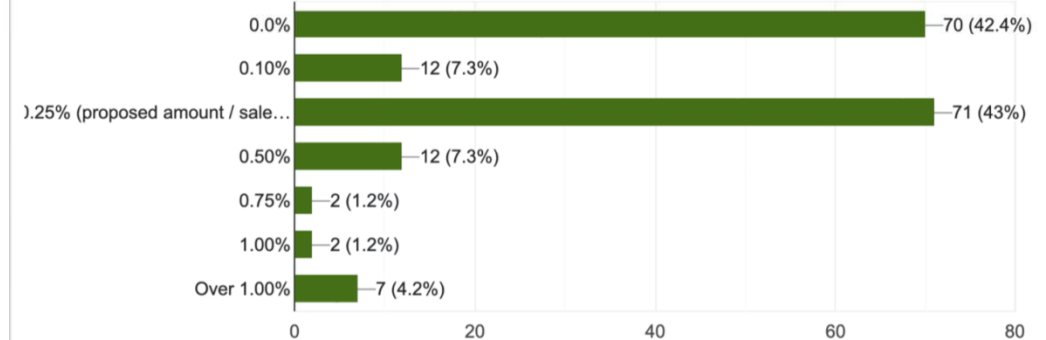
Question 10: At the November 14th Annual Board Meeting, would you be inclined to support a Real Estate Sales Impact Fee of 0.25% which the buyer will be responsible for paying?

165 responses



Question 11: If you could select an ideal real estate sales Impact fee, what would it be?

165 responses

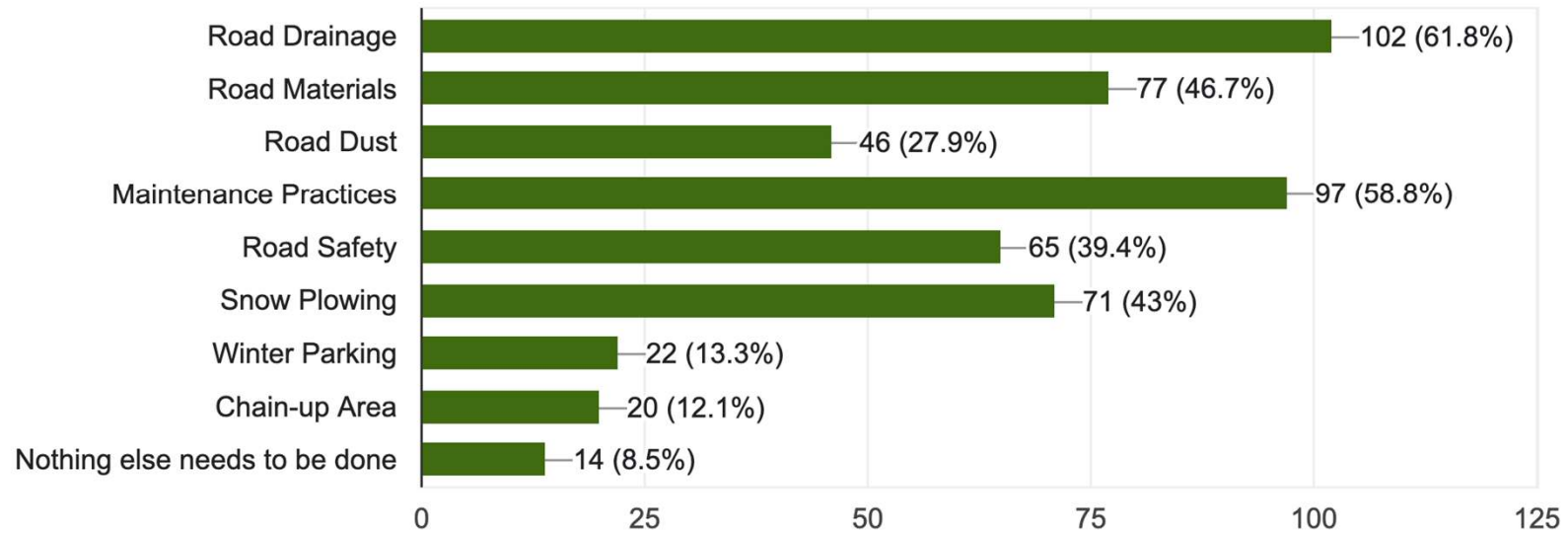


# What you want addressed - Preliminary Results



Question 13: What road-related issues do you want addressed over the next five years? Please check all that apply ...

165 responses



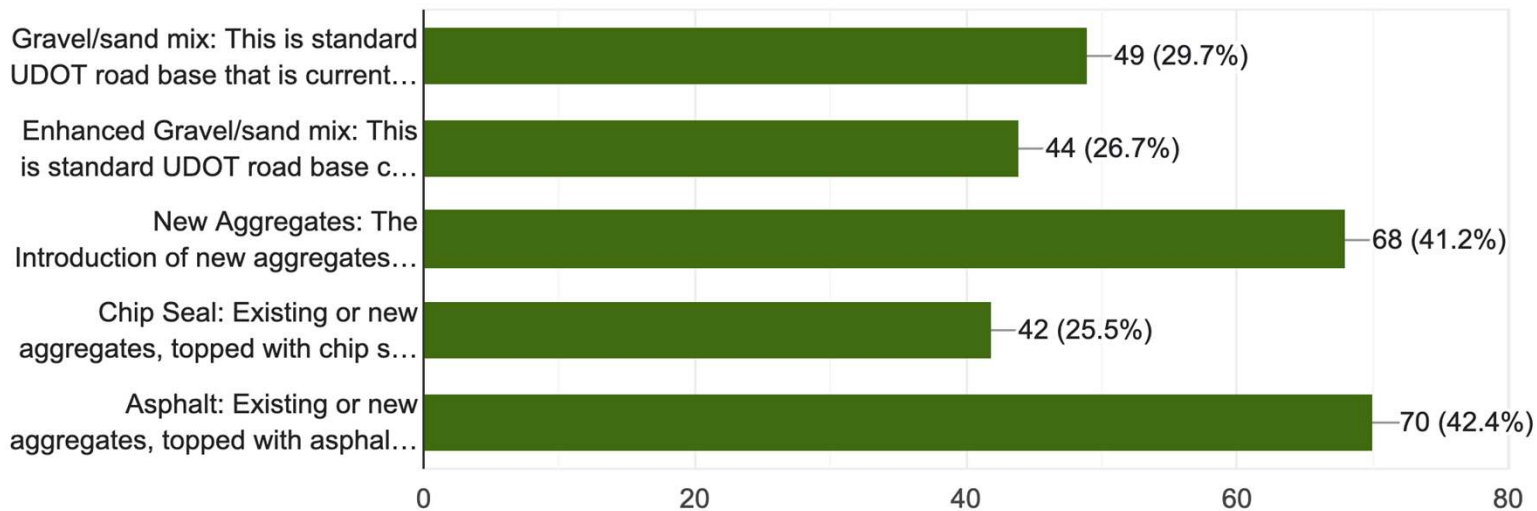


# What you Want to See on upper Tollgate Canyon Road - Preliminary Results



Question 15: Please share your preferences for road surface materials on upper Tollgate Canyon Road. As we plan our road repairs for spring, und...tone on Forest Meadow Road. Check all that apply:

165 responses



# FEMA Grant Update - Shaded Fuel Break Work



- Summit County asked HOA to Shift Gears and Publish an RFP (Request for Proposal) for Shaded Fuel Break Work.
- County wants to make sure all bases covered with Federal monies and requested that the Executive Committee lead the bidding.
- Has led to a delay until HOA issues the RFP this winter.
- We will build on the Fire Safety Committee's hard work on this project.

# Financials – Income Statement



Pine Meadow Ranch   HOA		
<b>ANALYSIS</b>		
		<b>12/31/2024</b>
<b>1</b>	<b>Total Annual Assessments (% of #1):</b>	<b>\$553,602.00 100.0%</b>
	(AA % of #2):	92.9%
	(AA % of #4):	86.7%
	Construction Assessments (% of #2):	\$42,000.00 7.1%
<b>2</b>	<b>Total All Assessments - Annual &amp; Construction (% of #2):</b>	<b>\$595,602.00 107.6%</b>
	(TA&C % of #4):	6.6%
<b>Other Income:</b>		
	Delinquent Assessment Fees (% of #1)	\$3,797.71 0.7%
	Finance Charge Income (% of #1)	\$9,688.04 1.8%
	Fine Income (% of #1)	\$597.89 0.1%
	Keys (% of #1)	\$0.00 0.0%
	Mail Box Assessment (% of #1)	\$5,409.08 1.0%
	Memorial Bench Fund	\$0.00 0.0%
	Parking Decals (% of #1)	\$0.00 0.0%
	Road Income - Church Camps (% of #1)	\$11,036.00 2.0%
	Road Maint Contribution - Other (% of #1)	\$0.00 0.0%
	Road Maintenance Contribution - SS lots (% of #1)	\$10,303.01 1.9%
	Services 5% (% of #1)	\$0.00 0.0%
<b>3</b>	<b>Total Other Income: (% of #1)</b>	<b>\$40,831.73 7.4%</b>
	(TOI % of #2):	6.9%
	(TOI % of #4):	6.4%
	Prior Year Assessments collected - uncategorized (% of #1)	\$2,000.00 0.4%
	Other Reimbursements (% of #1)	\$0.00 0.0%
<b>4</b>	<b>TOTAL INCOME (before expenses):</b>	<b>\$638,433.73 100.0%</b>

<b>EXPENSES:</b>		
<b>FIXED EXPENSES:</b>		
Accounting-Tax Preparation	\$364.14	0.1%
Bank Service Charges (CC Proc)	\$12,513.30	2.0%
<b>Insurance:</b>		
Cyber Ins	\$429.79	0.1%
D&O	\$2,339.96	0.4%
Liability Insurance	\$4,346.71	0.7%
PO Box Damage Insurance	\$0.00	0.0%
Truck	\$5,066.24	0.8%
Insurance - Other	\$0.00	0.0%
<b>Total Insurance:</b>	<b>\$12,182.70</b>	<b>1.9%</b>
<b>Payroll Expense:</b>		
<b>Total Payroll:</b>	<b>\$173,602.64</b>	<b>27.2%</b>
<b>Professional Fees:</b>		
Mileage	\$309.09	0.0%
Secretarial Services	\$33,958.66	5.3%
Professional Fees - Reserve Study	\$2,000.00	0.3%
<b>Total Professional:</b>	<b>\$36,267.75</b>	<b>5.7%</b>
Property Taxes	\$10,455.27	1.6%
<b>Taxes - 1120H</b>		
Federal Taxes	\$206.06	0.0%
Local Taxes	\$0.00	0.0%
State Taxes	\$25.76	0.0%
<b>Total Taxes - 1120-H</b>	<b>\$231.82</b>	<b>0.0%</b>
Telephone	\$1,236.36	0.2%
<b>Utilities:</b>		
Propane/Gas	\$1,092.73	0.2%
<b>Total Utilities</b>	<b>\$1,092.73</b>	<b>0.2%</b>
Water Annex-\$1300Elec,\$2600Heat,\$600 phone,\$4500Insu	\$0.00	0.0%
<b>TOTAL FIXED EXPENSES:</b>	<b>\$247,946.71</b>	<b>38.8%</b>

# Financials – Income Statement Cont.



VARIABLE EXPENSES:		
Bad Debt Expense	\$0.00	0.0%
Computer Expense	\$265.30	0.0%
Depreciation Expense	\$0.00	0.0%
Diesel	\$0.00	0.0%
Equipment Purchase	\$0.00	0.0%
Equipment Rental	\$21,224.16	3.3%
<b>Equipment Repair &amp; Maintenance:</b>		
Equipment Large Machine Repair	\$6,424.95	1.0%
Equipment Large Machine Repair (other)	\$135.03	0.0%
Equipment Small Repair & Maintenance	\$2,835.31	0.4%
Truck-Ranger	\$308.22	0.0%
Truck Expense	\$5,551.63	0.9%
Equipment Repair & Maintenance (other)	\$817.86	0.1%
<b>Total Equipment Repair &amp; Maintenance:</b>	<b>\$16,073.01</b>	<b>2.5%</b>
Fuel/Gasoline	\$9,029.48	1.4%
Internet/Web Expense	\$442.07	0.1%
<b>Fire Safety / Mitigation Expense</b>	<b>\$70,000.00</b>	<b>11.0%</b>
<b>Legal Fees:</b>		
CCr's Review	\$515.15	0.1%
Legal Fees - Other	\$15,301.50	2.4%
<b>Total Legal Fees:</b>	<b>\$15,816.65</b>	<b>2.5%</b>
Licenses and Permits	\$412.12	0.1%
Mail Box Keys, Rekey	\$206.06	0.0%
Office Supplies	\$515.15	0.1%
Postage, Printing & Mail	\$3,606.05	0.6%
Rent PO Box	\$0.00	0.0%
<b>Repairs:</b>		
Building Repairs and Maintenance	\$515.15	0.1%
Grounds Maintenance	\$1,020.10	0.2%
Janitorial Expense	\$0.00	0.0%
<b>Total Repairs:</b>	<b>\$1,535.25</b>	<b>0.2%</b>

<b>Road Maintenance:</b>		
<b>Aggregate:</b>		
Aggregate Summer / Purchases/Hauling	\$55,621.48	8.7%
Sand/Winter	\$13,426.54	2.1%
Aggregate - Other	\$0.00	0.0%
#401 Asphalt Major Rehab (2031) - today's cost	\$0.00	0.0%
#402 Slurry Seal (2024, 2027, 2030) - \$60K today's cost	\$20,402.00	3.2%
<b>Total Aggregate:</b>	<b>\$89,450.02</b>	<b>14.0%</b>
Culvert Installation	\$1,545.45	0.2%
#405 Gravel Road Culverts Repair - today's cost	\$2,500.00	
<b>General Road Repair:</b>	<b>\$4,045.45</b>	<b>0.6%</b>
14% PMR portion of Grant	\$0.00	0.0%
Miscellaneous Road Projects	\$2,060.60	0.3%
General Road Repair - Other	\$0.00	0.0%
<b>Total General Road Repair:</b>	<b>\$2,060.60</b>	<b>0.3%</b>
Roads-Mag Water (1 mile FM Mag water alternative)	\$25,000.00	3.9%
<b>Snowplowing:</b>		
Junction Court to Arapahoe	\$37,131.50	5.8%
Snowplowing - Other	\$0.00	0.0%
<b>Total Snowplowing:</b>	<b>\$37,131.50</b>	<b>5.8%</b>
<b>Total Road Maintenance:</b>	<b>\$157,687.57</b>	<b>24.7%</b>
<b>Travel &amp; Entertainment:</b>		
Meals	\$206.06	0.0%
Meetings	\$515.15	0.1%
<b>Total Travel &amp; Entertainment:</b>	<b>\$721.21</b>	<b>0.1%</b>
Variable Expenses - Other	\$0.00	0.0%
<b>TOTAL VARIABLE EXPENSES:</b>	<b>\$297,534.09</b>	<b>46.6%</b>
<b>TOTAL EXPENSES - FIXED &amp; VARIABLE:</b>	<b>\$545,480.80</b>	<b>85.4%</b>
<b>NET ORDINARY INCOME:</b>	<b>\$92,952.93</b>	<b>14.6%</b>

# Financials – Proposed Funding



Checking Accounts - Current	Account Interest	Balance	Date
Checking - 3972	0.18%	\$ 166,795.00	
Checking/Money Market -0942	0.18%	\$ 3,021.00	
2022 Current - Checking Account Funds		\$ 169,816.00	11/7/2022
Money Market Reserve Accounts - Current	Account Interest	Balance	Date
Money Market 7666 Restricted	0.50%	\$ 80,034.98	
Money Market-7666	0.50%	\$ (62,894.54)	
2023 Current - Total Money Market Reserve Funds		\$ 17,140.44	11/9/2023
Funded Reserve Year	Contribution	Balance	Date
2019	\$ -	\$ 211,569.22	
2020	\$ 73,000.00	\$ 284,650.50	
2021	\$ 40,000.00	\$ 324,719.84	
2022	\$ 170,000.00	\$ 495,711.39	
2023 Proposed - Total Money Market Reserve Funds	\$ 442,000.00	\$ 459,140.44	1/1/2024
Checking Accounts - Proposed	Account Interest	Balance	Date
Checking - 3972	0.18%	\$ 166,795.00	
Checking/Money Market -0942	0.18%	\$ 3,021.00	
2023 Proposed - Checking Account Funds		\$ 169,816.00	11/7/2023

One Time Assessment - 2024			
	John Deere Loader	\$	200,415.00
	Snowblower	\$	238,000.00
	Lower Tollgate Road Engineering		\$72,500
	Hillcrest to Bobcat Engineering		\$52,000
	Tollgate Repairs	\$	264,736.00
	Sum	\$	827,651.00
	Cost Per Owner	\$	1,021.79
	2024 Proposed Assessment	\$	1,021.79
	Blower & Loader Cost Per Owner	\$	541.25
	2023 Road damage Repair	\$	480.54
	2024 Proposed Annual Dues		\$700
	Remaining Income after inflation	\$	92,952.93
	Land-Lok	\$	36,800.00
	6,000SqFt (1/2 mile)		
	Dry Cement Road Stabilizer	\$	36,800.00
	Culvert/Drainage	\$	15,000.00
	Remaining/Reserve	\$	4,352.93



**PROPERTY OWNER ASSESSMENT AND FEE SCHEDULE**  
*Effective January 1, 2024*

**Assessments and Fee Schedule**

Annual HOA Dues and Road Maintenance Assessment (per lot)	\$700/YR
One-time Assessment (Road work and Replenish Restricted Fund Balance)	\$1021.00
Construction & Building Lot Improvement Assessment (Min 400-3500 SF Dwelling is non-refundable)	\$8000.00
Additional fee for Structures over 3500 SF feet or Sheds over 120 SF or Additions to existing structure (All need ARC Approval-see ARC Rule 4.4 SIZE)	\$3.50/SF
Road Utility Installation Bond (May be refunded if no road damage at point of C.O.)	\$2000.00

*Plans must be submitted to the PMRHOA for plan approval prior to seeking a Summit County Building Permit. Sheds 120 SF or above need Architectural Review Committee Approval.*

**Additional Assessments and Fee Schedule**

Delinquent Assessment Fee	\$25.00/YR
Finance Charge Assessment	12% per annum
Assessment Rebilling Fee (reminder statements)	\$6.00/EA
Returned Check Fee	\$35.00
Lien & Collection Assessment	35% (100% upon foreclosure)
Road Damage Assessment	\$TBD (at cost to repair)
HOA Governing Documents Rules Violation (per occurrence)	Starting at \$250.00
Fire Violations (per occurrence)	\$500.00 to \$1,000.00
Transfer Fee (Paid by Buyer/Title Co based on Sales x .0025)	1/4% (.0025)
Resumption of Service (Paid by Buyer/Title Co)	\$50.00
Parking Decals (Max = 5 per lot, 2 Styles, Bumper or Window)	\$1.30/EA
Key Deposit (Mailbox in Tollgate, refund upon 3 keys returned)	\$50.00/EA
Post Office Box (Tollgate: Setup and Annual Renewal)	\$75.00/YR
Convenience Online Payment Processing Fee	Min \$1.00 up to 4%



# Owners Open Forum

# Ballot Voting Process



- There are five items up for approval
  - Approve 2022 Minutes as presented/corrected
  - Approve Minutes as presented/corrected
  - Approve 2023 Budget as presented
  - Approve 2023 Fee Assessment Schedule
- Ballot Voting for owners present will be handed out and collected
- Ballot Voting for owners on Zoom:
  - Owners on Zoom will receive a ballot via email
  - Owners will have 24 hours to return their ballot
- Owners attending the annual meeting will receive an email announcing the results of the voting
- Results of voting on the noted items will be posted on the website



Place Holder – Carol is working on adding the .025 Transfer Fee

**PINE MEADOW RANCH OWNERS ASSOCIATION**  
2023 Annual Meeting Voter Card



Owner name \_\_\_\_\_

Member votes (1 per Lot owner) Lot # \_\_\_\_\_

- |   |   |   |
|---|---|---|
| Y | N | Approve 2022 Minutes as presented/corrected |
| Y | N | Approve 2024 New \$3.50 SF Assessment       |
| Y | N | Approve 2024 New Annual Assessment          |
| Y | N | Approve 2024 New One-Time Assessment        |
| Y | N | Approve 2024 Budget as presented            |
| Y | N | Approve 2024 Fee Assessment Schedule        |



# Pine Meadow Ranch

Annual PMR Owners Association Meeting

November 15, 2022

6:30 PM

In Person and

Zoom Meeting