

PINE MEADOW RANCH OWNERS ASSOCIATION
MONTHLY BOARD MEETING
SONS OF UTAH PIONEERS
23301 EAST 2920 SOUTH
SALT LAKE CITY, UTAH
NOVEMBER 13, 2012

In Attendance: Hutch Foster, Dan Heath, Bob Burdette, Suzanne Larson, Alan Powell (Area 3), Tom Deaver (Area 4); Jeff Hubbard (Area 2); Mike Gonzales (Area 6); Matt Brown (Area 1); Nick Boyle (Area 7); Mark Hodgson, (Area 5)

Ex Officio: Jody Robinson – Ranch Manager.

The Board held the regular monthly Board meeting following the annual meeting.

Hutch Foster called the meeting to order at 8:53.

Approval of Minutes

MOTION: Dan Heath moved to APPROVE the minutes of October 16, 2012. Alan Powell seconded the motion.

VOTE: The motion passed unanimously.

Ranch Manager's Report

Jody Robinson reported that his health insurance premium would increase beginning January 2013. Mr. Foster stated that the Board would address his premium increase at the next meeting.

Jody requested to purchase a motor heater for the tractor so it will start in cold weather. He was unsure of the cost. Mr. Deaver believed the heaters were \$100 or less.

Monthly Budget Review

Mr. Burdette reviewed the unpaid bills detail report totaling \$34,566, less \$1,215 that was paid to Alan Powell in error. Mr. Burdette clarified that \$1376 was to be paid to Alan Powell at \$20.00 per hour for design and construction and \$50 per hour for the use of his crane, which was mandatory for building the sand shed. Mr. Powell's efforts saved the Ranch approximately \$30,000. Mr. Burdette had sent an email to the Board members and he supported reimbursing Mr. Powell for his time. Mr. Burdette reaffirmed that the \$1,200 bill was a mistake and it would not be paid.

Mr. Burdette assumed the Clyde Snow Sessions and Swenson bill in the amount of \$125 was legal fees regarding the Deer Meadows agreement. The bill from Hone Propane in the amount of \$85 was to top off the propane tank. Jody stated that he had

not called Hone Propane to fill the tank. The Board determined that the charge was for the tank rental and not for propane. Mr. Burdette noted that \$7,564 to Summit County Treasurer was the property tax on the nine remaining lots they own in Summit County.

Subtracting \$1,215 from \$34,566 the total bills for payment was \$33,351.

MOTION: Bob Burdette made a motion to pay all of the bills as outlined in the amount of \$33,351. Suzanne Larson seconded the motion.

VOTE: The motion passed. Alan Powell abstained.

Mr. Foster stated that he only had half a box of framing nails that went towards the sand shed project. With Board approval he would ask Jody to purchase a small box of framing nails to replenish his stock.

Next Meeting

The next Board meeting will be held on December 18th at the Millcreek Library. The address would be posted on the website.

New Business

MOTION: Dan Heath made a motion to set aside \$6,500 for plowing the connector. Alan Powell seconded the motion.

Mr. Deaver was told that Sam Scaling would not plow again this year and the owners were trying to find someone else. Mr. Foster thought that the Board should budget for plowing and let the owners find someone to do it. Mr. Burdette recommended that the Board get a proposal from whoever is going to do it before they vote on a budget amount. They have always asked the person doing the work to provide an hourly rate for blading and blowing to see if the cost is satisfactory to the Board. Mr. Foster was comfortable earmarking an amount with the idea that it could be changed later.

Mr. Foster called for a vote on earmarking \$6,500 for plowing a connector pending a proposal from whoever would do the plowing.

VOTE: The motion passed.

The meeting of the Pine Meadow Owners Association Board adjourned at 9:10 p.m.

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