

Pine Meadow Ranch Annual Meeting
November 15, 2001
Meeting Minutes

Scott started off the meeting by giving a few people on the board a hand of appreciation for all of their hard work and help with the Ranch.

Scott wanted to talk a little bit about the elections tonight, there has been some confusion this year with what should be done with the positions on the board that were appointed. We had several positions that no one ran for last year and according to the bi-laws the board can appoint people to fill those positions, which the board has done. Some of this confusion was due in part to the different bi-laws we had and not having the most current ones on hand. However now that things are cleared up and we have a good understanding of what the process is going to be, we have put in place steps to correct the situation.

For tonight you have seen we are going to do the election process for the area 2 representative, we will adjourn the meeting and reconvene January 2002 to finish up with the election process for the positions that the board appointed this last year. The positions that will be available are Secretary, which will run until 2003, Treasurer, which will go until 2003, Area 5 Representative until 2003, area 6 Representative until 2003. In addition to these positions the Vice President position will be open until 2002. If you are interested or know someone who would be interested in these positions, that are not here tonight if you could get the word to them and have them contact AB or Karen, so they can get their names, it would be appreciated. We will be contacting you in the next couple of weeks to do much like we have done with area 2 Representative, opening up the nominations and getting the information out to you on each candidate and we will hold an election in January 2002 for those positions.

A question was asked if there was anything in the bi-laws that states the representative must be apart of the area in which he is running for?

Scott responded that he did not get a chance to review the bi-laws in that particular area, we will however get a set of bi-laws and look into that. It has been brought to our attention that in 1998 there was a sentence added to section 5 article 2, which says that the position is filled until the next election. However at the same time the board was looking at a set of bi-laws from 1986 realizing that what we changed was the time frame for the election process and was not aware of the fact we added a sentence to that section. This question will be answered hopefully by the end of the meeting tonight.

The time was turned over to AB to announce the new area 2 Representative. The area 2 Representative is Scott Clawson who happened to be the only person on the ballot. AB stated that we as a board can't emphasize enough for you folks to become involved with the ranch and if you don't you will end up with however the board decides to pick as board members. We need some help and we will send out a newsletter on the new positions coming up in January.

Karen took some time to thank some people who have come forward and volunteered their time to help out with the up coming election in January.

A ranch member mentioned to the board that it is very hard to sign up for something, when you do not know when it meets, where it meets and how long it meets for. Right now the board meets every other week, which is the second and fourth Tuesday of the month at 6:30 p.m. All the meetings right now are being held at the Library in Sugar House. This library has been booked for our use through 2002. Occasionally during the summer months the board will meet at the gravel pit depending on the weather. The meeting last until 9:00 mainly because the library closes at 9,so it offers a great timekeeper for the group. We occasionally will need to get together as a group to stick labels or stuff envelopes for mail outs and miscellaneous stuff along those lines.

There was a suggestion to have the information on the web updated; most of the web information is out of date. Scott will take a look at that and try to make it a little more effort to keep that up to date.

Scott would like to take a little time updating the Ranch owners on what the board has been spending their time on. The board has been working out the rules and regulations that govern the roads. On October 30th the board presented the rules and regulations to the members for their input and information. This gave the board a chance to explain or give some kind of reasoning behind some of the items in the rules and regulations. These rules and regulations are a necessary part of the community to help it run properly and important to have. The Special Services District was almost to that point with the rules and regulations when they were done away with, the Water Company has also developed a water side to the rules and regulations and has sent out a final on their rules and regulations. The board has also developed rules and regulations on the roads. There are copies of these in two copy centers for you to obtain a copy and they are on the website. There has been changes already and will most likely be more before this is finalized and we will be looking at finalizing them before the end of the year. We will send the information out to the Ranch owners as soon as a final draft is completed. When this happens all rules and regulations will be enforced as of January 2002.

There has been a problem this year with members following the CC&R's. There seems to be a belief that people have that just because they bought land up in the mountains there is no rules or restrictions that apply for the property. Within the Ranches boundaries there are CC&R's that cover the property. It has been brought to the board's attention that we need to get the word out to landowners, relaters, and title companies that there are CC&R's out there that people need to be concerned about and have a copy of them. The board has been working with our legal council to map out the ranch boundaries and map out to which one of the many CC&R's may be included with your property. The copy centers have all copies of the CC&R's that you can obtain. The board would like everyone to be aware of the CC&R's take them into account when they are doing things because the board does not like those confrontations with the landowners when they have done something against the CC&R's. The completion of this process is scheduled for the first of January.

Policy and Procedure manual is currently being designed. The purpose for that is to help future boards maintain some kind of consistency from year to year as to what has been going on, what decisions have been made, and what criteria were used in those situations/decisions. This would

help ensure some kind of consistency. Some examples would be the Environmental Control Committee; this committee has the responsibility to review plans of buildings, approving fire kits and all kinds of things within the ranch. We want to get those things documented so that you can look at it and understand so that when you bring a set of plans to the committee to take a look at you will know what kind of criteria they look at to approve or deny those plans, and we would like this same criteria through the years. We are looking at putting in a contact list of outside entities, a must do list will also be included.

We would like to start a new requirement for anyone who is currently building or looking to build in the future. That would be to display the letter of approval that you receive from the board, along with the building permit. This would help to identify those who are building according to the Rules and Regulations stipulated by the Home Owners. This requirement will be starting as of January 2002. The board is currently working with water board to ensure that anyone building and asking for water has the correct documentation showing they went through the steps correctly.

The board has acknowledged that meeting every two weeks is not the best way to run the affairs of a ranch; the board needs to shift some of the responsibilities to a full time ranch manager. Sharing Jerry's time was probably about the best way over the past few years to handle the situation, however, it has become a little more difficult because we are requiring more of his time. At this point in time the board has decided that a full time ranch manager would be best for the association. We are allocating money this coming year for a full time ranch manager starting in 2002. They will work with Jerry to gather information that he has obtained through the years to do a proper and correct job.

A big accomplishment this year from the board is the winter access and parking. This is something that we are proud of the board working on. We have been working on this for many years and we have come up with a really good plan. As far as winter access goes the plan is to start plowing around Sherm Sornesons driveway, which is about a mile and half up Tolegate Canyon, from that point up to the gravel pit. We have made a nice sized parking area at the gravel pit with road base. We think this is an ideal area for parking; it will be a safe area during the summer in case of a fire. There will be a gate that will lock, each individual that would like a key will get a key and will need to sign for one. We don't have the keys here tonight so we will have to figure something else out for distributing those keys. We will issue one key per lot unless there are multiple owners to a lot. There will be no charge for the initial key; if it is lost there will be a replacement charge.

The most important thing about the plowing will be that it will be done safely and to the requirements of the contract. We have provided a safe and secure lot for parking, so there should be no reason for anyone else to be plowing any other part of the roads. There is also a second parking lot we are working on. At this point the ranch did not have enough money to put a gate up or road base so in the spring it would be a muddy mess and most likely more of a problem than a solution. This will be a next year type parking lot when we have the money to put road base down. The gate might still be put up. We realize that there is another side to the ranch that needs a parking lot and the board will be working on that in the future, we have used all the funds which were allocated to winter access on the plowing and the parking lots. We have some

good ideas in the works that would include purchasing property for a parking lot on the other side of the ranch.

One of the members brought up a good point about people being expected to make it up the canyon without sliding off the road. Scott mentioned that it would be a whole lot of responsibility on you as an individual to take 5 minutes to think about what you are going to do. Depending on the conditions you may have to chain your tires in order to get up. If you are going up with a six-place trailer take into consideration that you will be going down hill towards the gate and it will be difficult if you are sliding to jump out and open the gate and slide in. So there will be a responsibility on you as a driver and individual. We have tried to resolve the situation and make it as safe as possible. We have asked that there be at least 2 to 4 inches of snow left on the road to help this along. There are a few things that we will need to work out as they come up.

A question was asked if there is enough space in the parking lot to leave the snow mobile trailers in the lot. The best use of the parking lot would be to not leave your trailers or your snow mobiles up there, it will only eliminate the room. However if you need to leave your stuff there that is why there is a gate that will lock. One thing that we have looked at is building some storage units to generate some kind of revenue to help with the plowing cost.

Trespassing is another big issue; we have a new owner who built a cabin blocking a common trail. The purpose was to stop the trespassing to his property. However it did not stop the trespassing there is now a new trail that goes around the property. The responsibility is everyone's on this issue. We need to understand that once you leave the freeway other than the roads, everything is private property. We need to do something, we have blocked it off, John Hayes put t-bars on his property to stop and they keep going around everything that is put in place. This is only scaring the land. This is sickening and it is not okay and we need to do something about. We need to accept responsibility for it. Every piece of property is private. If you call the sheriff they will come up and do something about it. The difficult part is catching the person who is doing it. The only thing you can do when you catch them, is find out where they are from and talk to them, their parents or call the sheriff. Your fees and dues are going towards the damage that is being done to the roads from spinning the tires and so forth. If you could talk to your kids, friends and relatives and let them know that this is not okay to do.

We are going to ask that everyone has the sticker identifying they are part of pine meadow ranch. We are going to try and use this method to eliminate the trespassing.

As we talk about the future improvements to the ranch and we put plans in place for those improvements, the board would like to keep the ranch owners up to date as well as involved in the budget process. We are looking into cutting some expenses out of the budget this year such as property taxes that we are currently paying, we can cut these out by selling some of the property the ranch currently owns. The board is also looking at bringing in around 50 thousand in back assessments. We currently have about 83 thousand dollars in back assessments to date.

The board has agreed to charge an impact fee for any new construction that will be going on in the Ranch. The impact fee will be \$2,500. This fee will go towards repairing the roads after the

heavy equipment has gone up and down the canyon creating washboards and potholes. This impact fee will begin in 2002. The LDS stake centers have agreed to increase their assessment fees from 3600 dollars to 4800 dollars due to the heavy traffic that uses the roads during their camps. These areas would be considered revenues for the ranch.

Some expenditures we are looking at anticipating include, property taxes, professional services for accounting, secretarial services, Insurance we carry for the board members, legal expenses, roads and so forth.

Dan wanted to talk a little about the roads on the forest meadow side of the ranch. There have been a lot of great improvements done to the roads this year, there are still a lot of roads that need more work and we are aware of those roads. This year we are sending out notices now to get the vehicles out of the lower parking lot or they will be towed and taken out of that parking lot. We will most likely be getting rid of that lower parking lot because there isn't that much use for the lower lot now that Tolegate will be plowed.

Richard wanted to talk about what the board is planning on doing this coming year. Some of the items have already been covered tonight. Some we have done this year as an experiment such as the Mag Water on the roads, it appeared to work very well and we anticipate that in the future we will put that on more roads to reduce the dust, reduce the number of potholes and wash board. This is not expensive and it seemed to work really well. Another is Chip sealing the upper parking lot that is a tar mixture that creates a hard surface to drive on. We anticipate finishing the coverts for the rest of the ranch. Road base will be added depending on the budget and the areas that need it the most. Additional winter parking, we are anticipating finding another parking lot on the pine meadow, forest meadow and create more winter parking on the upper parking lot. These are the items the ranch would like to improve on in the coming year and it will depend on how much money we can gather from dues and so forth to make these accomplishments.

Scott took some time to let the owners know that Steve and Ken have finished up with their positions and presented them with a gift of appreciation.

Question and Answer:

The ranch legal council Ted was asked to clarify the question which was raised early about the representative having to be from the area in which they are running for. Ted mentioned that in looking at the earlier bi-laws said that the representative did have to be from the area in order to run for that position. That paragraph was left out of the 1998 revisions, Ted is not sure why you would want to elect someone that is not from that area. However, Ted will research the previous bi-laws and see we can come up with a solution.

There were a couple of written questions regarding the junk cars and so forth that are in the lower parking lot. The board is currently working with Park City Towing to write up a contract to have those cars towed away. The board will be sending another notice to the owners of those vehicles to give them another chance to remove those cars. As soon as we can finalize the contract with Park City towing the cars, boats and other vehicles will be gone.

There was a written question regarding porcupine loop goes, if everyone is aware of the problems that are going on up there. The board is aware of the road being washed away and have put up some barricades, we are going to put some signs up on the hazard of the areas. The board realizes that everyone would like road base on the roads leading up to their property. The board needs to look at a few things before determining if the road is necessary to put base down. Road Base is very expensive and does not go very far, so the board needs to look at the need, how many people the road services and so forth along those lines. The board surprised themselves last year by putting road base on the top five roads we identified last year. It is not that it is impossible; it is just a matter of cost, and time so we will need everyone to be patient on this matter.

There was a question to make a private road to gate off, this has been tried before and it has never worked, if you cut a new road, the old road is still there and they will continue to use the old road and never use the gate area.

There was a question about why the board doesn't clean up the real-estate signs down at the bottom by the parking lots, this would be a good thing for the board to keep in mind and take a look at.

There was a question to how we could best handle people who come up on the weekends and stay, but don't own any property. If we pull together and work together with using the stickers to identify ourselves, if we see someone that does not have a sticker take the time to introduce yourself, ask them where they are from, where they own property, and then maybe explain this is a private area, they need to leave unless they own property. You could also take note of license plates and that kind of stuff.

Question was asked if there are any rules governing dogs roaming on the property without a leash or owner. Yes there is you will need to call animal control and Summit County and have them come take the dog away. We do have services available and we need to use them.

We had an incident in September where someone baited some animals with cyanide poisoning and it killed some search dogs, and some other valuable dogs in the area. Right now that bait is in the FBI lab waiting to be analyzed. They will be able to trace that back to who sold it to who. We need to realize that this has disturbed the echo system greatly. It takes 30 minutes to kill an animal and it could carry anywhere within our ranch, Louis Peak and so forth. So watch your dogs or other animals, if they happen to die contact Natural Resources so they can figure out where the animal picked it up from. They found the animals that were used as bait up in the Louis Peak area, however it wouldn't have taken long for that to spread through the squirrels, raccoons, birds and so forth.

A question was raised if there is a way to clean up some of the properties that are looking like junkyards, which is why the board is mapping out those CC&R's, the board, will start notifying people of the violations that are happening.

There was a question about the new ranch manager; we realize Jerry's time is divided is this appropriate to ask how this is going to affect the HOA. The water board needs more of his time, so he would move over to full time water board, we have tried to work out his time with the water board. The concern is will the ranch manager be responsible for the roads? Yes it will include roads and security. We should save money with the deer hunt security, and have someone who can dedicate all of their time to the ranch needs.

There was a question about how to get the key for the parking lot. Scott made a proposal that we leave the gate open until the January meeting, hand out the key in that meeting and lock the gate after the meeting.

We need to see if we can have the parking decals available at the January meeting as well. We will now adjourn this meeting and meet in January.