

Approved  
July 16, 2024  
as written

PINE MEADOW RANCH OWNERS' ASSOCIATION  
MONTHLY BOARD MEETING  
IN PERSON & VIA ZOOM VIDEO CONFERENCE  
JUNE 18, 2024

In Attendance: John Adams, Vice-President; Chris Moore, Secretary; Pam Slaughter (Area 1); Marty Hansen (Area 2); Joe Pagel (Area 3); Katie Winters (Area 4); Shaun Baker (Area 5)

Ex Officio – Jody Robinson

Excused: George Sears; John Kleba (Area 6); Taissa Folden (Area 7)

John Adams called the meeting to order at 6:30 p.m.

### **Area 3 Rep**

Mr. Adams reported that the Executive Committee had talked about nominating a possible replacement for Area 3 Rep. Joe Pagel and David Telian had submitted their names; however, David Telian submitted his name after the deadline. Joe Pagel had temporarily filled the position last year prior to the election and he was willing to serve again. Mr. Adams stated that the Executive Committee recommended that the Board move forward with Joe Pagel as the appointed Area 3 Rep.

MOTION: John Adams moved to appoint Joe Pagel as the Area 3 Rep. Katie Winters seconded the motion.

VOTE: The motion passed unanimously.

### **Minutes**

May 21, 2024

John Adams submitted minor changes to Carol prior to this meeting.

MOTION: John Adams moved to approve the minutes of May 21, 2024, as corrected. Chris Moore seconded the motion.

VOTE: The motion passed unanimously.

### **Ratifications**

MOTION: Andrew Pagel moved to ratify the June 4, 2024, electronically approved motion for a \$25,000 purchase offer to the North Summit Fire District Administrative Control Board for the 30x50 metal building it owns, which currently sits on HOA property across from the Water Building. Katie Winters seconded the motion.

VOTE: The motion passed unanimously.

Mr. Adams stated that on June 11, 2024, the Board approved Summit Forests as the winning contractor for the \$320,000 FEMA grant mitigation program. Mr. Adams explained that six companies submitted proposals for the FEMA grant and Summit Forests was by far the top-rated company within the group. They will start as early as July 16<sup>th</sup>.

MOTION: John Adams moved to ratify the previously approved motion to approve Summit Forests as the winning contractor for the FEMA grant mitigation program. Chris Moore seconded the motion.

VOTE: The motion passed unanimously.

### **Water Board Meeting**

Shaun Baker attended the Water Board meeting and reported that nothing out of the ordinary was discussed. No new work was being done and there were no leaks or problems. Brody and Trevor had installed two new water meters.

### **Ranch Manager's Report**

Jody reported that they were ramping up for the summer. The mag water was coming on July 1<sup>st</sup>. The road will be closed from Bobcat down to Hillcrest. Mr. Adams asked if they would be able to do secondary roads such as Arapaho, Pine Meadow, and parts of Forests Meadow. Jody answered yes. He intended to go all the way up Pine Meadow Drive out to the Church camps. Mr. Adams asked if there was a possibility to do Arapaho. Jody replied that Arapaho would also be done.

### **Budget Review**

Mr. Adams reviewed the unpaid bills. He noted that the unpaid bills total \$58,047.92, of which \$51,314.65 is primarily for road base aggregate that Jody has been putting on the roads that last few weeks. The balance was for repairs on some of the equipment.

MOTION: John Adams moved to approve the unpaid bills in the amount of \$58,047.92. Katie Winters seconded the motion.

VOTE: The motion passed unanimously.

## **Fire Safety Committee**

Peggy Simeone stated that Fire Safety Day was well attended and there were good questions and good feedback from the community. She thanked the Board members who attended and appreciated their support.

Ms. Simeone noted that Shaun and Cheryl Groot were working on the fire risk sign. Shaun Baker stated that he was picking up the items tomorrow morning. Ms. Simeone understood that they would have the sign shortly after July 4<sup>th</sup>. Mr. Baker replied that he would have it by that weekend. Ms. Simeone was hoping the sign could be posted as soon as possible and before the next Board meeting. Mr. Baker would talk to Jody about the timing for putting up the sign.

Ms. Simeone stated that after speaking with the Fire Warden this year could be a serious year for fire risk and they want to make sure the sign is ready for Cheryl to change the status as warranted.

Ms. Simeone reported on a new emergency pamphlet storage rack in the package shed where residents can find information. She encouraged everyone to check it out and grab evacuation maps or other pertinent and important information.

Ms. Simeone made a formal request to place the last evacuation sign at the top of Pine Meadow and Arapaho. She and Nicole left it with Jody in September when they put up the rest of the signs because they were unable to access that pole. Ms. Simeone requested that the sign go up ASAP. Mr. Adams offered to follow up with Jody. Ms. Simeone reiterated that the Fire Warden warned of a hotter, drier, longer summer than the last few summers and it is important to be vigilant. The Fire Committee will be working to educate the community the best they can on some of the exit routes.

## **Burn Pile**

John Adams reported that the Executive Committee discussed the burn pile and decided to open the burn pile but only on weekends. He noted that the burn pile has been open for a few weeks and people have been using it. The gates are closed but not padlocked and he was unsure whether a lock was needed. The idea is to leave the gate closed during the week to keep the contractors from dumping on the pile when their debris should be taken off the mountain.

Mr. Adams asked if anyone had objections to putting a padlock on the gate. There were no comments or objections.

MOTION: John Adams moved to place a padlock on the gate to the lower lot for the burn pile during the week and opening the gate on the weekends. Chris Moore seconded the motion.

VOTE: The motion passed unanimously.

A suggestion was made to put a sign on the gate. Mr. Adams agreed.

Ms. Winters recalled that some residents were concerned about not being able to be on the Ranch on the weekends. She asked if a combination lock was a better option so the Board members can unlock the gate in extenuating circumstances. Mr. Adams favored that idea.

### **FEMA Grant**

Mr. Adams reported that Summit Forests, Inc had signed the contract and the HOA needed to sign it and send it back to Summit Forests.

Mr. Adams stated that the work could begin as early as July 16<sup>th</sup>. The work will be done within 10' of the road on either side. Summit Forests will be doing the same kind of work that was done a couple years ago which is to thin out the underbrush, limb up trees six to 8 feet, take out trees that are leaning over the road, and other pertinent work. Mr. Adams noted that some residents will not want some trees removed within that distance from the road. Carol will be emailing everyone with more specifics; however, if there are specific trees that people want protected, they will need to put pink ribbons on those trees.

Marty Hansen asked if the mitigation work would cover the entire Ranch or just certain portions. Mr. Adams replied that primary routes have already been identified. He did not have the map available, however, the primary route will cover the major routes initially, and then branch off into secondary routes.

Regarding the trees, Mr. Adams stated that Douglas Firs would be saved but probably not the White Firs. They worked on a list with Summit County and a lot of work was done in updating and providing all the detail behind what needs to be removed and what does not. Mr. Adams noted that Summit Forests will be chipping and spreading the chips as they go along.

### **Roads**

Mr. Adams remarked that two RFPs were sent out. One was for a hydrology study of

Tollgate Canyon Road. The second was to begin looking at civil engineering up Tollgate Canyon. The RFPs were sent to eight companies. The deadline was June 14<sup>th</sup> and they heard back from three companies. CRS Engineers, Wall Consultant Group, and Sunrise Engineering. Mr. Adams stated that the only real proposals were from CRS and Wall Consultant Group. CRS came in at a high bid of \$145,392. Wall Consultant Group came in at \$95,030. Sunrise Engineering was \$49,075; however, they only provided a hydrology proposal.

Mr. Adams stated that the company who showed the most interest was CRS Engineers. Wall Consultant Group is familiar with Pine Meadow because they had some discussions with them last year. Mr. Adams remarked that the key difference between CRS Engineers and Wall Consultant Group is that CRS was looking at this from a very active standpoint where they would interact with the Board and the community. The bid from Wall Consultant Group is more static and based on taking information from the hydrology study, figuring out what needs to be done to Tollgate Canyon Road, and presenting those results to the Board.

Mr. Adams believed there was middle ground between CRS Engineers and Wall Consultant Group, and he suggested inviting both companies to present their proposals and explain their process to the Board. Mr. Adams noted that \$124,000 is budgeted for this project, but he thought it was important to spend time with both companies before making a decision.

Katie Winters stated that she has dealt heavily with CRS Engineers in her job, and they are phenomenally organized and communicate very well. They check all the boxes and can speak about all the regulatory issues. Ms. Winters thought it was a good idea to have both companies meet with the Board to find some middle ground.

## **Beavers**

Katie Winters reported that when they sent out communications regarding the beavers there were a lot of responses from the community. It was a more polarized discussion than expected and they were still exploring the health risk. It was determined to postpone any decision-making and gather additional information before deciding on what to do with the Bobcat beaver situation. Ms. Winters stated that a special meeting will be held tomorrow evening at 7:00 p.m. in the Pine Meadow Water Company Building and also on Zoom. She noted that the DWR will be attending, as well as the lead veterinarian from the DWR. David Telian will speak to the effect on the trees. Following those presentations, the meeting will be opened for community input.

## **Discussion on Rentals**

Mr. Adams noted that ongoing challenges and speeding side-by-sides were topics for discussion. But he had not heard anything about these topics and had no idea where these issues came from. Mr. Adams stated that if there are issues, the Board can address them if they know who, where, and when. They need specific information from the community before they can address it.

### **Open Forum**

Donna Leighton, Lot FM-D-114, understood that the property owners were asked to pay an extra \$1,000 for the roads this year. She asked if the \$124,000 budget was all of the money or if it was only a portion, so they have a reserve to actually do the repairs.

Mr. Adams pulled up the Road Committee funding budget which was approved at the Annual Meeting. The slide provided a complete breakdown of the budget. In the upper left-hand corner \$200,000 was allocated to the John Deere loader, \$238,000 was allocated to the snow blower, \$124,000 was also allocated to Lower Tollgate Canyon Road engineering and Hillcrest and Bobcat engineering; and \$264,000 was allocated to Tollgate repairs. Mr. Adams clarified that this was the planned allocation for the \$827,000 total assessment. He pointed out that the money has not been spent yet.

Ms. Leighton stated that the roads were still bad. She understood there was a process to follow, and the Board was looking into doing it the right way. She appreciated their efforts.

Ms. Leighton asked whether a decision has been made to continue with the third-party snow removal for the connector route. Mr. Adams stated that the intent of purchasing the new snow blower is to take ownership of plowing the connector route and other areas long-term. They asked Jody if he was ready to take on plowing the connector this year, but he had not fully responded. Mr. Adams believed Jody needed time with the new snow blower. It is a good snow blower, and it has been a long time since they had the chance to work with a piece of equipment that operates consistently.

Mr. Adams stated that the plowing contract is for one more year, but they could get out of the contract if they want. Ms. Leighton remarked that the contractor did a better job plowing last year than the prior year, however, he did not snow blow once. The snow was pushed and there was significant damage to the road and the surrounding trees. Mr. Adams replied that those same issues occurred with private plowers on the Mountain. The goal is to move as quickly and efficiently to move as much snow off the road as possible. They move a lot slower with a snow blower. The challenge is to encourage whoever plows the road to use the snow blower. It not only gets the snow out of the way, but it helps in the springtime because they would rather have the snow

melt 20-30 feet away from the road as opposed to next to the road.

Ms. Leighton thought the HOA paid extra to have the contractor snow blow the connector. Mr. Adams replied that they did not pay extra. Snow blowing was negotiated into the contract, and they actually got a good deal. Mr. Adams thought the contractor's snow blower was broken most of the season.

Lesley Aleksa, Lot PI-C-31, stated that she had been gathering information about the plow groups in terms of what has or has not been working. She noted that there are more plow groups on the mountain that she realized, and a lot of volunteers are trying their best to keep up with the plowing each year. Ms. Aleksa remarked that the conclusion based on the information she gathered, some groups are really doing a great job, and others are not.

Ms. Aleksa understood why Jody was not willing to take on any more work at this point, but looking into the future, one of the biggest issues for the residents who do not live on the main plow route is gathering funds to do the work that needs to be done so they can get out of their houses. Ms. Aleksa asked if there was any way the accounting part could be managed by the HOA. She noted that neighbors are asking neighbors for money. The plowers are doing a good job; however, the problem is the billing aspect. It was creating a scenario of neighbors against neighbors, infighting, and issues where someone was treasurer of the group, and the money had disappeared. Ms. Aleksa thought the issue could be lessened if an HOA administrative person could take it on. For example, she handles the billing for her group, but she only has a personal bank account, and it puts a burden of trust on her record keeping.

Mr. Adams asked Ms. Aleksa if she would sit down with the Executive Committee and go through some of the information she gathered and brainstorm how to make it work for everyone. Ms. Aleksa was willing to meet with the Executive Committee. Mr. Adams suggested talking offline to find a time to meet and compare notes. He asked Ms. Aleksa to send him the times and dates she is available, and he would follow up.

Juan Magana, Lot PI-F-52, stated that as a newer resident, a couple months after he purchased his property, he was told he needed to pay for the plow route. He thought there was merit in having a centralized place, so when a new owner buys property, they know there is an HOA road fee and they were also expected to pay a fee in the winter for a plow route.

Katie Winters thought they could include information on the plow routes and the plow groups in the welcome packet and let everyone know what the owner is expected to pay.

Mr. Magana stated that as a real estate agent, he thought it would be helpful to tell the agents that when they list a home that they should disclose the plow route fee in addition to the HOA fees.

### **Architectural Review**

#### PI-I-41AM

John Adams reviewed a revised home plan on Lot PI-I-41AM, 2015 River Birch Road. The owner, Dave Smith, issued his Lot Improvement Plan last year and the Board approved it. Mr. Adams remarked that due to excessive costs Mr. Smith revisited the size and submitted revised plans with a home size approximately one-third of the size originally approved. The original proposal called for a 3,613 square foot home. Mr. Smith was now proposing a 1,294 square foot home.

Mr. Adams presented a slide showing some of the changes, which were minor cosmetic changes. It was primarily the same home scaled down. The materials and products remained the same.

MOTION: John Adams moved to approve the revised Lot Improvement Plan for PI-I-41AM, for a 1,294 square-foot home on 2015 River Burch Road.  
Shaun Baker seconded the motion.

VOTE: The motion passed unanimously.

#### PI-G-64

Mr. Adams reviewed plans for Lot PI-G-64, 1768 Alexander Canyon Road. The owners, David and Sheryl Babcock, were proposing a 3,241 square foot new A-frame home on one-acre. All documents are complete; however, the HOA fee of \$8000 was pending. The products and materials proposed have been approved in previous projects. The materials include a standing seam black metal roof, James Hardy Cedar Mill Board and Batten in an Iron Gray, and some of the stones proposed are very similar to what the Board has approved in the past.

MOTION: John Adams moved to approve the Lot Improvement Plan for PI-G-64, 1768 Alexander Canyon Road, for a 3,241 square foot home which sits on 1.01 acres. Marty Hansen seconded the motion.

VOTE: The motion passed unanimously.



#### PI-B-17

John Adams reviewed plans for a shed on Lot PI-B-17, 2284 Navaho. The owner, John Schreiner, was proposing a 192 square foot new shed on his 0.9-acre lot. All the documents are complete; however, the HOA fee at \$3.50/sf was pending.

Mr. Schreiner would like to build a shed that looks similar to his home using the same colors and materials. The ARC found no issues regarding this proposal.

MOTION: John Adams moved to approve the Lot Improvement Plan for PI-B-17, 2284 Navaho, for a new 192 square foot shed. Chris Moore seconded the motion.

VOTE: The motion passed unanimously.

#### **Area Rep Reports**

Area 1 - Pam Slaughter stated that people inside and outside of her area have been messaging her about the roads. She understood the roads are being worked on; however, there is still a lot of concern. Ms. Slaughter suggested that having some type of a schedule so the owners know when Jody will be doing a certain road, what they can expect, and if Jody needs help. She noted that people in Area 1 are willing to help with replacing some of the culvert pipes because they know where they need to be. The culvert work should be done before the roads are graded to lay road base.

Mr. Adams remarked that for the rest of June Jody planned to start on the Tollgate Canyon side working his way up to Bobcat Springs. He agreed with having a schedule. Mr. Adams stated that he and others would talk to Jody. Mr. Adams remarked that Jody has a schedule, but it is a combination of being in his mind and on a piece of paper he carries around in his truck. Ms. Slaughter emphasized the need for the community to know the schedule.

Area 2 - Marty Hansen stated that his concern was on 696 Porcupine Loop. He spoke with George before he left town regarding the Simons property and how it is sinking down where the rock wall used to be. The HOA did some work last year and the ground has sunk 18". Mr. Sears told him that Mr. Simons was liable and he needed to fix it, but it is next to the road. If anyone driving by hits that 18" drop the vehicle will roll.

Mr. Adams asked if it was the segment on the far northeast corner of Porcupine. Mr. Hansen answered yes. He believed the drop was into the road approximately half a foot. Mr. Adams offered to follow up on the concern.

Area 3 – Joe Pagel had nothing to report.

Area 4 – Katie Winters had nothing to report.

Area 5 – Shaun Baker stated that several people have commented on how nice the roads are, which was opposite from the comment earlier from the other side of the Ranch.

Area 6 – John Kleba was not present.

Area 7 – Taissa Folden was not present.

### **Open Public Forum**

Lori McBride, Lot FM-D-112, asked if was possible to provide an active link on the HOA website so people can get directly into the meetings versus needing to copy and paste. She thought easier access would encourage more people to join the meetings. Someone told her that people did not need to copy and paste. They only need to right click and open the link.

Lori was pleased with the roads and appreciated the work. A sink hole on Arapaho got some good attention and she asked them to pass on her remarks to Jody.

John Adams thanked Chris Moore for being the the HOA Secretary. Unfortunately, Chris sold her home and will no longer be the Secretary as of July 1<sup>st</sup>. Mr. Adams remarked that the HOA appreciated all her hard work and efforts, and she will be sorely missed.

An owner agreed that a link would be helpful to join the meeting, especially for someone using their phone in the car. She had missed the first part of the meeting and asked where she could find the first half hour of the meeting. Chris stated that the Board was holding a special meeting the following evening to discuss the Beaver situation and she had sent out a link to that meeting.

The owner asked if she had missed a discussion on mag water. Mr. Adams replied that mag water was coming July 1<sup>st</sup> on portions of Forest Meadow, Upper Tollgate Canyon Road, Arapaho up to Navaho, and on up Pine Meadow Road.

There was a shout out to Shaun Baker for taking care of the fallen tree on Arapaho.

The meeting of the Pine Meadow Owners Association Board adjourned at 7:36 p.m.

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