



MANOR LANDS PROPERTY OWNERS ASSOCIATION Spring 2015 Newsletter

Board of Directors:

President: Wes Johnson

Cabin: 435-642-6767
Home: 801-479-8846

Vice President: Rusty Larson

Home: 801-227-4187

Treasurer/Website: Mary Ann Wilson

Cell: 801-891-6227

Secretary: Michael Bettin

Cell: 801-232-5523

Roads: Richard Barrett

Home: 801-973-9472
Cabin: 435-642-6002

Facilities: Steve Riley

Home: 801-451-6809
Cell: 801-244-0596

Fire: Trent Bills

Cell: 801-430-2606
Home: 801-825-0678

Security: Paul Valdez

Cell: 801-643-5673

Public Relations: Scot Merrihew

Cell: 801-390-3176

Caretaker: Jim Crow

Cabin: 435-642-6263

The ANNUAL MEMBERSHIP MEETING is Monday, April 27th at 6:30 PM.

Updates from the Board of Directors

President's Comments:

FIRE: So far this year we are only averaging about 80-85% of our normal precipitation. If this trend continues we may be in for a long dry summer. This brings up the fact that if we are within a "RED FLAG" warning at any time, then campfires will be banned. During these times Summit County issues a complete ban on all open fires, including approved campfire pits. We are not going to mess around with those who start a campfire during "RED FLAG" status. We will call the Summit County sheriff and have them issue a citation. This may result in a fine up to \$500.00 against the member where the campfire is located.

Hopefully, March and April will bring us enough moisture to keep things from getting too dry and the summer monsoon will bring enough precipitation to keep things green.

ROADS: Two years ago I instructed our board member over ROADS, then Rusty Larson, to develop a five year plan for roads and prioritize road work based on three criteria: a) condition of road, b) how many members use the road, and c) when was work last performed on the road. With this information we can determine which roads need to have major work completed on them. This will not preclude minor road work which can be accomplished in a few hours.

We also went through the Association records on ROADS to determine what work had been done and where. We found only a few records back to 2006, nothing before that. As a result the Board began keeping a spreadsheet of all road work. This will be kept on file for future reference.

We asked Tim Overy to provide some guidance on how to maintain our roads. As a result in certain areas we have installed

drainage pipes to keep runoff from eroding our roads. We will continue to install drain pipes where runoff appears to be a major problem.

Tim was also able to get us some roto-millings to use instead of road base. These bind better to provide a better road surface, they last longer than road base, and they are cheaper to purchase than road base. We purchased as much as we could and stockpiled some for this next year. There may not be much available this next year, but Tim has the Association as #1 priority when some becomes available.

SECURITY: I requested two of our Board members to conduct an analysis of our security within the Association. We found some weaknesses that need to be addressed in the months ahead. They have prepared an initial report and once it is finalized I will make it available on the webpage.

EQUIPMENT: This year we had a few breakdowns on some of our equipment. Much of this was due to lack of routine maintenance before Jim became our caretaker. Due to Jim's perseverance our heavy equipment is in the best shape it has been in for a long time. There will be continuing repair and maintenance needs, but Jim and members of our Board are seeing to it that the equipment is properly maintained.

FIRE TRUCKS: Finally, I want to ask the membership for permission to purchase our own reliable fire truck. The equipment we have been given from state surplus is usually over 40-years old, comes with leaky water tanks, pumps that do not work, and covered in flammable materials, you don't want to fight a fire in your skivvies. All of these problems we have to repair or replace at our expense. Also, we cannot use the surplus equipment for anything other than wild land fires. So if you have a fire in your cabin officially we cannot put it out, you have to wait for crews from Evanston to arrive. I would propose that we set aside \$15,000 to purchase a good quality used brush truck. I have talked to Tim Overy about this; he has access to fairly new (less than 15-years old) fire trucks that have been traded in for newer trucks.

Vice President Comments:

Wow what a year. The rain we received in July and August made it so we didn't have to impose any fire restrictions, however with the lack of snow this winter I think we will be

imposing them fairly early this year. The lack of snow made it bad for the snowmobilers being able to cool their engines with the powder, this resulted in the snowmobilers leaving the roads and driving on private property. Jim ended up using the 4 wheeler to do his rounds on. This also caused a number of property owners that thought it was ok to drive past the barricades that had been put in place. Some of the property owners that drove past the barricades did a number on our roads. There were some individuals that even tried to pull trailers in the snow and did substantial damage to our recently repaired roads. So what good are the barricades? We have put the barricades to reduce the road damage and keep people from parking in unauthorized areas. Richard (bear) has done an outstanding job in repairing our roads and we have spent in excess of \$35,000 this year and we have spent hundreds of hours in improvements, just to have the roads torn up again. This is absolutely ridiculous. Now the question do we continue to try to improve our roads just to have them ruined again, do we fine the individuals that have done the damage, do we charge them for the contractor cost to repair, or do we quit trying to improve the roads? Good question. This issue will be brought up at the annual property owners meeting in April.

We have made a number of improvements this year besides the roads. We replaced the refrigerator, 2 windows and dishwasher in the caretaker's cabin, made some repairs to the roof on Reynolds Station, and replaced a number of tires on our blue truck, little red, and backhoe. Jim even made some improvements to the workbench and lighting in Reynolds Station, and performed a bunch of maintenance on our equipment, sanded and painted the railing on the caretaker's cabin.

It has been a real productive year. We haven't identified our projects for this year yet, but when the roads dry out we will take an assessment of the damages and develop a plan to do as much repair and upgrades as possible. We are planning on replacing some of our road signs because the posts are rotting off, and installing warning signs on the steeper grades. When the snow melts and roads become clear we will be installing the signs instructing truck hauling trailers to use 4wheel drive to keep from spinning tires on the hills. Last year Tim Overy hauled up all the roto millings that were available and we piled the last of it in the lower parking lot on Wilderness due to running out of time. Our plan is to place them in the worst places and

do as much as we can. We will be working with Tim to see if any other materials become available.

We continue to operate within our budget that the property owners have authorized and try to do as much as possible without raising dues. Thanks to everyone for their support and continued efforts in keeping our dues at the current rate.

Remember we have a Facebook page and a webpage at www.manorlands.org, Jim posts recent pictures and includes weather reports on the blog. Also on our webpage we have external links to various sites that can be accessed. Take a look, it has a bunch of real good information like links to snotel, Bear River lodge, maps of Manor Lands, rules and regulations including fire pit regulations etc. Weather information can also be accessed on www.ksl.com, weather page and then type in Uinta lands in the micro cast blank. This is updated daily.

WORK PARTY

Our annual Work Party will be held on June 20th. There will be several things that need work this year. For example; replace road signs, clear thistles, cut trees within the right-of-way of our roads, split firewood, and some general maintenance

Afterwards, there will be a pot luck lunch. We encourage everyone to attend and get to know other MLPOA members.

SECURITY:

The Board of Directors had to once again purchase new keys at a higher cost because of the small quantity purchased in anticipation of a rekey effort.

First two keys: \$8.25 each
Three-six keys: \$13.00 each
Over six keys, with board approval, or replacement of lost keys: \$33.00 each

The installation of the new locks has posed a problem with some members. Remember to turn the lock all the way to the unlocked position to open the lock, then turn the key all the way to the other end of the turn range and back to center to remove your key. Do not use pliers and any other tool to turn or remove your key while it is in the lock. This will cause grave damage and the locks are not cheap. We want to emphasize to everyone, not to put any type of lubricant or graphite into the

locking mechanisms. They are designed to be cleaned with a special product to keep them free of dirt, dust and oil. You can be held liable for damage to the locking mechanism caused by your action.

Summit County Law Enforcement has suggested that we rekey our locks every five years to maximize our security. It has been over five years since we rekeyed. It seems that when properties change hands, not all of the issued keys are provided to the new owners and has resulted in 35 unaccounted for keys that are presumably in the hands of people that are no longer authorized access to Manor lands. Each of these unaccounted keys represents a possible security risk.

In order to rekey, the cost of each key will have to be paid for by the owners. The estimated replacement cost will be \$7.00 per key. This is expensive, especially if you have a lot of keys but the security risk needs to be weighed before the decision can be made at the general membership meeting.

If we rekey to a different key series and new matching lock tumblers in our locks, the next time we rekey, in the year 2020, we will only have to pay for a new cut to our old keys, saving us over \$10,000 dollars total.

We understand that this is an expensive proposition to execute and want you to think this through and be prepared to vote on this issue at the annual meeting of the general membership. Then we can move forward with the decision to rekey or wait until another year passes to reconsider.

Safety is always a front and center concern, especially for our children. I want to ask all members to inform their guests and family to adhere to the 15 MPH speed limit that we have inside our MLPOA gated area. We need everyone to do their part in keeping our roads safe for everyone.

Contact Paul Valdez for keys and any questions related to security.
security@manorlands.org

WEBPAGE/DATABASE

Please provide your updated address, phone number, email and mailing address to mawilson@manorlands.org or secretary@manorlands.org so we can continue to provide you with updated Manor Lands information and continue to keep our owner database up-to-date.

BUDGET:

In 2014 we stayed within the approved budget with a few exceptions. The road grader required some work and we were required to spend more than we had previously anticipated. A review of the perpetual road fund was done and the board determined that funds should be put back in to the fund in order to do as much work on the roads as possible in 2014 and future years.

Additional funds were spent to buy gate keys and locks for the gates.

Manor Lands T-Shirts were purchased and made available for sale at the 2104 annual meeting. These are still available for purchase at the Caretaker cabin for a cost of \$10.00 each.

NOTICE OF ANNUAL MEMBERSHIP MEETING

In accordance with Bylaws ARTICLE IV, Section 1: Place of Meeting the Board of Directors have set our annual Membership Meeting to be held on Monday, April 27th at the Salt Lake County building (2001 S State,

Room N1100 Salt Lake City) beginning at 6:30 PM. Announcement of this meeting will be posted on the Manor Lands website (manorlands.org) and our Facebook page.

There will be one new item that will need the membership's vote for approval.

- Re-Key the gates

We will have three (3) vacancies on the Board of Directors. We have a few who would like to serve, but our bylaws require two nominees for each open position. Anyone else wishing to serve on the Board needs to get their names to the Board **AS SOON AS POSSIBLE.**

Board positions are open to spouses, any individual listed as part owner of the property, any individual who is listed as part of a trust or a trustee, or an individual who has Power of Attorney to represent the owner of the property. Just remember that only one individual from a family, trust, or joint ownership may serve on the Board at any one time.

The ANNUAL MEMBERSHIP MEETING is Monday, April 27th at 6:30 PM.
Agenda

6:00 – 6:25 Member Check in

6:30 Welcome, opening remarks, Awards MLPOA President Wes Johnson

6:45 Re-key issue Board Member over Security Paul Valdez

7:00 Candidate introductions/Additional nominations for write-ins

7:15 Vote

7:30 Financial Report Mary Wilson, treasurer with Steve Mason/Vote on 2016 budget proposal

7:45 Fire Safety Ken Ludwig, DNR

8:00 Other Business

Public Relations: Upcoming Work Parties

Hilliard Canal

8:15 Election results

8:30 Prize drawing

9:00 Adjourn

MANORLANDS PROPERTY OWNERS ASSOCIATION
Statement of Revenues and expenditures
2014 Report and Proposed 2016 Budget

	<u>2014</u>	<u>Approved</u>	<u>Over/</u>	<u>Proposed</u>	<u>Over/</u>	
	<u>Actual</u>	<u>2014</u>	<u>Under</u>	<u>2016</u>	<u>Under</u>	
		<u>Budget</u>	<u>2014</u>	<u>Budget</u>	<u>2014</u>	
			<u>Budget</u>		<u>Budget</u>	
Income						
Property Dues	\$ 91,394.08	\$90,600.00	\$ 794.08	\$ 93,600.00	\$ 3,000.00	
Interest Income	\$ 2,752.03	\$ 1,500.00	\$ 1,252.03	\$ 2,700.00	\$ 1,200.00	
Other	\$ 3,010.95	\$ 1,175.00	\$ 1,835.95	\$ 2,500.00	\$ 1,325.00	
Total Income	\$ 97,157.06	\$93,275.00	\$ 3,882.06	\$ 98,800.00	\$ 5,525.00	
Expense						
1 · General Administration	\$ 32,530.62	\$34,000.00	\$ (1,469.38)	\$ 38,000.00	\$ 4,000.00	
2 · Professional Fees	\$ 6,655.00	\$ 9,000.00	\$ (2,345.00)	\$ 9,000.00	\$ -	
3 · Facilities	\$ 9,314.68	\$12,500.00	\$ (3,185.32)	\$ 10,550.00	\$ (1,950.00)	
4 · Equipment Repair and Maintenance	\$ 10,848.72	\$17,000.00	\$ (6,151.28)	\$ 10,300.00	\$ (6,700.00)	
5 · Security	\$ 805.27	\$ 750.00	\$ 55.27	\$ 2,000.00	\$ 1,250.00	
6 · Roads	\$ 35,496.75	\$17,400.00	\$ 18,096.75	\$ 21,000.00	\$ 3,600.00	
7 · Homeowners Activities	\$ 744.75	\$ 600.00	\$ 144.75	\$ 850.00	\$ 250.00	
Total Expense	\$ 96,395.79	\$91,250.00	\$ 5,145.79	\$ 91,700.00	\$ 450.00	
Revenues Less Expenditures	\$ 761.27	\$ 2,025.00	\$ (1,263.73)	\$ 7,100.00	\$ 5,075.00	
Cash in Bank 12/31/14						
AFCU Checking Account	\$ 18,686.06					
Trona Valley Checking Account	\$ 863.00					
AFCU Savings Account	\$ 29,104.57					
AFCU Money Market Account	\$ 3.51					
AFCU Certificates of Deposit	\$ 94,268.03					
Total Cash in Bank	\$ 142,925.17					
Fund Balances:						
					Operating Fund	\$ 19,549.06
					Reserve Funds	\$ 94,271.54
					Perpetual Road Fund	\$ 29,104.57
					Total	\$ 142,925.17

Voting by Proxy:

From Bylaws Article IV Section 6:

Proxies: Every Member entitled to vote or execute consents shall have the right to do so either in person, or by an agent or agents authorized by a written proxy signed by such Member or his duly authorized agent. Only Members in Good Standing can solicit proxies. A solicitation for proxy shall include a proxy statement. The solicited proxy statement shall give the name of the agent who will exercise the proxy, show the meeting, including the place, date, and time, and inform the Member how the agent will vote and/or provide the Member a means to give the agent written instruction on how to vote on specific elections, proposals and items. Any and all proxies shall be filed with the secretary of the Association forty eight (48) hours prior to the meeting that the proxies are to be exercised. No proxy shall be valid after the date of the meeting for which it was given.

Therefore we have provided the following Proxy Ballot for those who are unable to attend the Annual Meeting in person. Proxies must be received by the secretary no later than forty eight (48) hours prior to the annual meeting. Either mail the proxy ballot to the Secretary at the address listed on the ballot or, if you wish, it can be filled out and scanned and sent via email.

Please include any additional written instructions you see fit regarding how you would intend to vote on specific elections, proposals and items presented at the annual meeting.

Proxy Ballot For April 27, 2015 MLPOA Annual Membership Meeting

Salt Lake County building (2001 S State, Room N1100 Salt Lake City) 6:30 PM.

Re –Key Gates?

_____ Yes

_____ No

Board of Directors (Vote for three)

_____ Wes Johnson

_____ Terry Strebel Kilburn

_____ Brent (Rusty) Larson

_____ Mary Ann Wilson

Write ins with their permission only:

Please Print:

Owner Name

Address

Lot Number(s): _____

I hereby appoint, as my agent, the MLPOA board Secretary to exercise this proxy on my behalf.

Owner Signature

Mail to Ms. Michael Bettin:
630 S. Elizabeth St.
Salt Lake City, UT 84102
OR scan and email to
Michael.Bettin@FranklinCovey.com

BOARD CANDIDATE BIOGRAPHIES

Wes Johnson: We have been members of Manor Lands since 2006. We finished our cabin in 2010 – but no cabin is ever finished. I served on the Board from 2008-2011 then again from 2012 till now. I have been the Board president for the last two years. During this time I believe we have accomplished quite a lot that has and will continue to benefit Manor Lands. I have directed our Board members to address specific items that are of concern to all of our members. These items have included a 5-year road plan, a security analysis of our perimeters and how to resolve weak areas. It has been an honor to serve on the Board and I believe we can accomplish much more.

Terry Strebel Kilburn: In late 1977 my parents (Jim & Connie Strebel) purchased lot #615 on Evergreen Drive in Manor Lands. They built their dream cabin to share with their family and friends. It was near that area where we had long camped on the west fork of the bear river. I love Manor Lands, my whole family loves life at the cabin, and we share many wonderful memories of our good times there. My parents are no longer with us, but they live on in our hearts and in the memories of all the good times we shared with them there. So, to carry on with their dreams it is my desire is to help keep Manor Lands as the great place all know, love, enjoy, and want to protect and preserve. I have two terrific sons, (Jim (Christy) & Burke) 6 Grandkids, 1 great grandchild. Also, the "Stimpson's" (my sister Chris & her husband Mike) have bought property on Evergreen Drive with their children. So, my parents "Dream" was contagious! I was employed for 32 years at Hill AFB, retiring as a GS-12 in 2010. During my career I worked in several areas at the Center. (I was a transportation clerk, transportation specialist, traffic mgmt specialist, a logistics management specialist, a labor relations / employee relation specialist, and a management analyst.) It is my hope to contribute to the continued well being of our "Mecca" in the mountains & to keep Manor Lands a clean, safe, family friendly escape, and to be of value as a board member on the MLPOA associations board. Thank you for considering me. Ms.Terry Strebel Kilburn

Brent (Rusty) Larson: I have been a Manor Lands property owners since 1965. My father was the first President of MLPOA. I was instrumental in construction of Reynolds Station and acquisition of first fire fighting equipment. I am currently Vice President of MLPOA and served as MLPOA roads 2013-2014. I am also currently on Manor Lands Water Board #1. I have been coming to Manor Lands for almost 50 years. I have been married for 37 years, I have 3 sons, and 6 grand children. Served 41 yrs. In the Utah Army National Guard with 17 months activation OIF 2005-2006. I am currently retired, loving life and spending time in Manor Lands

Mary Ann Wilson: My husband Ray and I bought our lot in 1996 and completed construction on our cabin in 2001. We have lived full time at Manor Lands since 2010. I've been the manorlands.org webmaster for several years and also maintain the database containing owner information. I was elected to fill a two year term and spent the first year as the Security board member. I have been the treasurer this past year and am now running for re-election for a three year term.

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