



**Manor Lands Property Owner's Association
Spring 2018 Newsletter**

2017 Board of Directors

President

Shar Code 801 721 3786

Vice-President

Judy Pearce 801 550 2120

Treasurer

Rusty Larsen 801 227 4187

Secretary

Belinda Taylor 801 745 7089

Public Relations

Ron Jones 801 920 3408

Roads

Vern Mayberry 801 620 0859

Facilities

Shayne Purser 801 668 2888

Security

Paul Valdez 801 643 5673

Fire

Gary Mellor 801 628 0261

Caretaker

Jim Crow 435 642 6263

Annual Membership Meeting

Monday, 30 April, 2018 beginning at 6:30 pm

Check in and key sales 5:30 pm

Salt Lake City County Office Building

2001 South State Street, Council Chambers

Remember we will begin rekeying our gates on April 30th. Only member's in good standing are allowed to purchase keys.

Have you moved? Do you have a new email or phone number? Be sure to provide us with your current information so we can contact you if needed. We do not sell or provide this information to anyone else.

Comments from our President:

Greetings! 2017 proved to be a very good year for MLPOA. Several new property owners were welcomed to our association. We operated within our approved budget, made improvements to the roads and grounds, maintained and made improvements to the facilities and equipment and took steps to improve safety and security. These accomplishments couldn't have been possible without the efforts of many people throughout the organization. Jim Crow continues to perform at an outstanding level, the board of directors are a hard-working, dedicated, fun group and a large number of property owners willingly volunteered their talents, time, money and products to our association. A heartfelt thank you to everyone who helps to make MLPOA a great place to own property.

Comments from our Vice-President:

As vice president, it has been a pleasure to work with the dedicated members of the board of directors this year. As a board, we have been able to oversee the maintenance of our equipment, road improvements, etc. while keeping a watchful eye on the budget. I would also like to give a "shout out" to those owners who are always willing to give of their time and talents to help with projects and needs that come up as well as to our great caretaker, Jim Crow. It truly "takes a village" to keep Manor Lands the great place that it is.

Classified:



Judy Pearce
REALTOR®, CRS, GRI

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Comments from Public Relations:

Last year's work party was a success, all planned jobs were worked. Gates were painted, weeds along roads were sprayed, area around caretaker's cabin was cleaned up, broken road signs were put back up, (replaced with better poles and signs), large rocks were cleaned off several roads. All these efforts help to improve Manor Lands, which benefits all property owners. The work party is an excellent time to not only improve Manor Lands physically, for looks and safety, but a great opportunity to meet board members and neighbors. We have a great pot-luck prepared by world renowned chefs, hot dogs and hamburgers! I would encourage everyone to come join us, especially new owners. The date for this year's work party is not set yet, watch the Manor Lands blog for more information!

I've enjoyed serving on the board the last year and I'm looking forward to seeing everyone this summer.

Comments from Roads:

We have accomplished much to improve the Manor Lands roads system in the past year but we have a continuing and obviously never ending task of maintaining our 25 plus miles of roads.

A new culvert was installed where the Hovarka Canal crosses Wilderness in an attempt to reduce water damage from flooding as the water is turned on each Spring.

We resurfaced Foothill Drive from the junction to Aspen Drive. Weather prevented us from continuing as well as access to materials. We know there are roads that need attention and mud holes filled, some worse than others. Road base material is expensive as is the cost of transporting. We can all help do our part to preserve the roads we have by obeying the 15 mph speed limits, use of 4-wheel drive pulling trailers up hills, and driving ATV's responsibly.

Last year, we purchased 3500 tons of material of which 140 loads was delivered. We will receive the balance of what was purchased, during the coming year. This Spring, when weather and mud permits, we hope to surface the half of Aspen Drive that is agreed upon between Uinta Lands and Manor Lands.

We have used the annual road budget every year to pay for material to improve our roads. We expended all of our "Rotomill" (ground up asphalt) which holds up very well but we don't have a continuing source to purchase additional rotomill. What we have purchased is road base comprised of dirt and rocks. This type of material does not hold up to abuse as well as the rotomill but it is our only option.

Erosion from the elements is constant and mostly out of our control, but the erosion from vehicles can be minimized if the speed limit of 15 MPH is observed by everyone. That cloud of dust you create is our road base material literally going up in smoke. Please observe the speed limits and please let your friends and family know that spinning donuts is not only against the rules but also unsafe and damages the roads.

We ask for your understanding that all the roads can't be improved at once because we don't have the manpower or resources to do so. What we will do is improve those roads that have been prioritized by the Board of Directors, based on the condition and usage. If you have issues or concerns with the condition or safety of your access roads, please contact the Board of Directors Road Manager, Vern Mayberry, any Board member or the Caretaker to identify your concern so it can be addressed and resolved.

Comments from Security:

We will be changing the locks to accept a new key starting in April. The new keys will be available for purchase at the Annual Membership meeting both prior and after the meeting and from then on, to members in good standing. If you are not in good standing, you will only be allowed one key until such time that you are in good standing. Please have your identification and payment ready to purchase the new keys. New key purchase price for 90 days starting in April will be \$6.50 per key for up to six new keys. This is the actual cost of the keys. After the initial 90 days, the cost of the keys will be in line with the key regulation. The first 2 keys will be actual cost, the next 4 keys will be an additional \$5.00. Additional gate keys in excess of six, require Board of Directors' approval. The request must be submitted either in writing with date, owner, lot number, number of keys, and justification, or a personal appearance by the owner of record at any Manor Lands monthly Board of Director's meeting. A schedule of meetings can be obtained from any Board member or the Manor Lands Website. After board approval, additional keys will be issued at actual cost plus \$25.00 per key.

Our plan, as briefed at the last annual meeting, has been overcome by events beyond our control. There is now an issue with the security of our keys and cylinders. First the protected patent has run out on the key design meaning, eventually, if not already, there will be key blanks available online that people can have made into MLPOA duplicate keys. Second, according to the locksmith, the cylinders that we are using are getting worn out and will need replacement for all but five new spares that we purchased last year. This is why the locks are so fickle and cause us such a headache.

We will be changing the locks to be only one type which may take some time as it involves a modification to six of the gates including the three snowmobile gates and the yellow, brown and red gates. The aforementioned change of locks is a result of having two brands of locks, new American locks and old ASSA locks. The ASSA locks have become obsolete because there are no repair parts or replacement locks of the same type. The Locksmith is willing to replace the locks, cylinders and sidebars at his cost to move us to a new protected system that will have a copyrighted patent on it. He says the replacement cost on cylinders and sidebars for our system is the same cost as moving to the more secure system. Keys are the same cost as he has quoted at \$6.50 each which is what will be charged for the first 6 keys.

There will be no need to turn in old keys as they won't be compatible with the new system. The savings that we had hoped to make happen in the future has been overcome because of the patent expiration as explained above.

We, the Board of Directors, believe we really need to go to the new system thereby replacing our worn cylinders and eliminating the risk of a compromised patent. The only problem is that the gate locks won't be compatible with both keys so we will need to have both "old" and "new" key access **only through the Green gate**, by daisy chaining the locks on a chain. We want to set up the Green gate this way so if you don't have your new keys, you'll be able to get access to the Caretaker cabin to buy your new keys and/or you can go to your property from there. This will only be temporary, about 90 days, and then only the new key will work in all gates.

The other gates will have to be one key or the other to be discussed at the annual meeting on April 30th. Paul Valdez plans to brief this issue at the annual meeting to further explain the problem. This information is posted on the Facebook page and the Manorlands.org blog, homepage and it will also be in the newsletter.

We are just overcome by events beyond our control but we will take this best approach to protect our properties and secure our access points

Respect and the Speed Limit

Safety and respect are always front and center concerns. I'd like to ask all members to inform their guests and family that there are no public properties inside Manor Lands except the roads. Please respect private property and 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. The speed limit is 15 MPH for a good reason, there are a lot of blind corners where pedestrians and pets not to mention wildlife that can be injured by your vehicle. Excessive speed damages the roads by stripping the dirt via road dust, leaving only rocks for a road bed. We try hard to keep our roads in good shape, please do your part by obeying the speed limit.

Respect for private property is not only the right thing to do but if not done can result in trespassing charges and lawsuits resulting from damage to another's private property. If you drive a vehicle, either an automobile, off road ATV/UTV, motorcycle, or snowmobile within Manor Lands boundaries and leave the road, you are on private property. If the property owner has not provided permission, you are trespassing. Please respect other people's property and stay on the roads unless invited.

ATV Safety Gear Requirements

Manor Lands maintains the same standards as the state of Utah with regard to the operation of off road vehicles. All ATV riders should wear an approved helmet at ALL times when riding their ATV, regardless of their age or experience level. In Utah, a helmet is mandatory for all riders (operators and passengers under the age of 18. Helmets must have at least a "DOT Approved" safety rating for motorized use. When an ATV/UTV is approved for highway use, a driver license is required for the operator however, a helmet is not required for driver or passengers while being operated on a highway or improved road but all laws pertaining to seat belts and child restraints do apply. Helmets are required for off road use for everyone under the age of 18. You are required to wear eye protection if you don't have a windshield.

Before heading out on Utah's ATV and OHV trails, please remember the following tips to ensure a safe and enjoyable ride:

- Always wear appropriate safety gear when riding.
- Ensure your ATV is properly registered in the state.
- Always stay on designated trails. Stay off paved roads.
- Obtain the landowner's permission before going onto private land.
- Know before you go - contact the landowner or land management agency to find out about open ATV trails or routes.
- Never, ever ride an ATV while under the influence of drugs or alcohol.

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

Financial Information

Comments from our Treasurer:

We have had another great year at Manor Lands and continue to keep our budget intact. We have set aside money for a few large expenditures we believe will occur in 2018 to include drilling the well deeper at our caretaker cabin in order to provide sufficient water just in case we have a fire and also moving our excess funds unto a reserve fund to pay for the changing of our security access locks. We also purchased a new snow plow for the dump truck and have contracted the purchase of road base for further improvements on the roads. Manor Lands continues to provide excellent service to our property owners and have some of the lowest HOA fees in the area. Any comments you can contact me.

2017 Actual and 2019 Proposed Budget

	2017 Actual	Approved 2017 Budget	Under/Over 2017 Budget	Proposed 2019 Budget
<u>Income</u>				
Property Dues	\$92,000.00	\$93,400.00	-\$1,400.00	\$93,000.00
Interest Income	\$1,643.62	\$2,053.42	-\$409.80	\$1,500.00
Other	\$2,134.93	\$3,881.13	-\$1,611.05	\$2,000.00
Total Income	\$95,778.55	\$99,334.55	-\$3,420.85	\$96,500.00
<u>Expense</u>				
General Administration	\$42,615.47	\$34,000.00	-\$8,615.47	\$40,000.00
Professional Fees	\$5,200.00	\$9,000.00	\$3,800.00	\$6,000.00
Facilities	\$7,033.31	\$12,500.00	\$5,466.69	\$12,500.00
Equipment Repair and Maintenance	\$7,065.31	\$17,000.00	\$9,934.69	\$17,000.00
Security	\$326.83	\$2,000.00	\$1,673.17	\$1,000.00
Roads*	\$21,000.00	\$21,000.00	\$0.00	\$10,000.00
Home Owner's Activities	\$667.06	\$600.00	-\$67.06	\$700.00
Total Expense	\$83,907.98	\$96,100.00	\$12,192.02	\$87,200.00
<u>Revenues Less Expenditures</u>	\$11,870.57	\$3,234.55		\$9,300.00
Cash in Bank Dec. 31, 2017	\$13,479.64		Fund Balances:	
AFCU Checking Account			Operating Fund	
AFCU Savings Account	\$30,275.64		Reserve Funds:	
			CDs	\$77,952.17
			Perpetual	
AFCU Money Market Account	\$20,285.31		Roads	\$30,275.64
			Security	\$10,000.00
AFCU Certificates of Deposit	\$77,952.17		Well Fund	\$10,285.31
Total Cash in Bank	\$141,992.76			\$141,992.76

***Roads - spent an additional \$9,010.83 from Perpetual Roads Fund**

Comments from Fire:

Over the past year the Board of Director's for Manor Lands has recognized the need to put more emphasis on Fire Safety and Prevention. With that in mind a committee was formed which included several property owners and Board of Directors as well as input from Jim Crow MLPOA Caretaker, Captain Tim Overy in his role as the Fire Investigator/Code Enforcement Officer from Evanston, and Bryce Boyer the Fire Warden for Summit County.

The committee reviewed our current Restrictive Covenants, Fire Regulation and Penalties and Fines as they pertain to fire and compared them to the 2015 International Fire Code. The result was a rewrite of those items that we feel brings us closer in line with the current philosophies held by professional fire agencies. They are now being presented to the membership at large for vote. If they should pass, this is just the beginning of what we would like to see occur. The next step is to help members understand our regulation and ensure firepits being utilized within MLPOA are within our guidelines. The Board of Director's firmly believes no one wants to see a disaster occur in our Association. We have seen firsthand the tragic results from fires such as the Boy Scout Fire in 2002 that burned over 14,000 acres; the Brian Head fire of last year which resulted in over 72,000 acres going up in flame and numerous other fires throughout the States of Utah, Idaho, Nevada, Montana and California. With the amount of deadfall from pine beetle kill still existing in our Association, lack of moisture content in either snow or rainfall and the fact that each succeeding year continues to be hotter than the previous one, we see our fire danger climbing. We all need to be as vigilant as possible to preserve our wilderness. Please take a few minutes to review the rewritten regulations and vote on them either by attending the Annual Members Meeting on April 30th, by sending in your absentee vote or following the guidelines for a proxy vote.

We would like to thank the following individuals for their participation in this committee:

Gary Mellor – MLPOA Board of Director member over Fire

Belinda Taylor – MLPOA Board of Directors Secretary

Ron Jones – MLPOA Board of Directors Public Relations

Jim Crow – MLPOA Caretaker

Tim Overy - MLPOA Member and Captain, Evanston Fire Investigator/Code Enforcement

Bryce Boyer – Summit County Fire Warden

William Bringham – MLPOA Member

Harry & Sandy Biggs – MLPOA Members

Kaye Sanderson – MLPOA Member

Joseph Rich – MLPOA Member

Peggy Lee – MLPOA Member

Regina Hahn – MLPOA Member

Proposed Restrictive Covenants

V. RECREATIONAL FIRES: Recreational fires are permitted only in Manor Lands approved fire pits in accordance with specifications outlined in the Guidelines portion of the Manor Lands Fire Regulation. Definition of what constitutes a recreational fire is found in the Manor Lands Fire Regulation. Burning of rubbish (trash) in a recreational fire is not permitted. Manor Lands has rubbish receptacles for placement of rubbish (trash) items. Definition of what constitutes rubbish (trash) is found in the Manor Lands Fire Regulation.

XI. FIRE HAZARDS: All fire hazards of any nature (health, material or physical hazards) are to be promptly removed by each lot owner. If removal request is received of an Officer of the Association, the land owner has ten (10) days after receipt thereof to remove stated fire hazard. After ten (10) days the Association shall have the authority and responsibility to take corrective actions as they deem necessary. Said land owner shall be responsible for any damages and reimbursement costs for any and all expenses necessarily incurred to remove said fire hazard. Definition of what constitutes a fire hazard is found in the Manor Lands Fire Regulation.

Proposed Fire Regulation

DEFINITIONS:

Bonfire: An outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, barbeque grill or barbeque pit and has a total fuel area greater than 3 feet (914 mm) or more in diameter and more than 2 feet (610 mm) in height.

Hazardous Materials: Those chemicals or substances which are physical hazards or health hazards as defined by the EPA, whether the materials are in usable or waste condition.

Health Hazard: A classification of a chemical for which there is a statistical significant evidence that acute or chronic health effects are capable of occurring in exposed persons. The term "Health Hazards" includes chemicals that are toxic, highly toxic and corrosive.

Open Burning: The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge-pots and similar devices associated with safety or occupational uses typically considered open flames, recreational fires or use of portable outdoor fireplaces. For the purpose of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open.

Permit: An official document or certificate issued by the fire code official that authorizes performance of a specific activity.

Physical Hazard: A chemical for which there is evidence that it is a combustible liquid, cryogenic fluid, explosive, flammable (solid, liquid or gas), organic peroxide (solid or liquid), oxidizer (solid or liquid), oxidizing gas, pyrophoric (solid, liquid or gas), unstable reactive material (solid, liquid or gas), or water reactive material (solid or liquid).

Portable Outdoor Firepit: A portable, outdoor, solid-fuel-burning fireplace that may be constructed of steel, concrete, clay or other noncombustible material. A portable outdoor fireplace may be open in design or may be equipped with a small hearth opening and a short chimney or chimney opening in the top. Manufacture instructions must be followed and the portable outdoor firepit cannot be placed on a combustible surface.

Portable/Fixed Propane Gas Firepits: A firepit that is either portable or fixed in place and fueled by propane gas, has a shut off valve, doesn't create sparks or embers.

Recreational Fire: An outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, barbeque grill or barbeque pit and has a total fuel area of 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height for pleasure, religious, ceremonial, cooking, warmth or similar

purposes. Burning of Fire logs in a Manor Lands approved fire pit is acceptable. A small amount of newspaper pages, paper towels or other combustible material is acceptable to initiate a recreational fire.

Rubbish (Trash): Combustible and noncombustible waste materials, including the residue from the burning of coal, wood, coke or other combustible material, paper, rags, cartons, tin cans, metal, mineral matters, glass crockery, dust and discarded refrigerators, and heating, cooking or incinerator-type cooking appliances.

RULES

Rule 1. The Manor Lands Board of Directors (MLBoD) has adopted and supports the 2015 International Fire Code as published by the International Code Council. MLBoD also support the State of Utah Department of Natural Resources Division of Forestry, Fire and State Lands and the US Forest Service “Living With Fire Guide for the Homeowner” as guidance for fire protection. More stringent regulations may be imposed regarding the use of fires within Manor Lands as determined by the MLBoD and posted on the gates, blog, Face Book Page or other methods of distributing information when required to ensure the safety of the members. MLBoD encourage members to establish fuel reduction by creating a defensible space around their cabin or campsite. Members should comply with the “Living With Fire Guide for the Homeowner”. This pamphlet recommends removing dead and diseased trees and slash to provide improved forest resistance to fire danger.

Rule 2. Recreational fires as defined above in the definitions portion of this regulation, are only authorized in a safe fire pit or portable fire pits that meets MLPOA, Summit County and State suggested and preventive guidelines. All fire pits and portable fire pits should be inspected and approved by a Manor Lands Board of Director’s Member or the Caretaker for Manor Lands Property Owner’s Association prior to initial use. No rubbish, hazardous materials, materials that cause a health or physical hazard are allowed to be burned in a recreational fire. Any fires in a non-approved safe fire pit or portable fire pit, or the burning of rubbish, hazardous materials or materials that cause a health or physical hazard will result in a fine.

Rule 3. Portable or fixed propane gas firepits must be installed and utilized according to manufacture instructions. Use of these devices is exempt during Utah Division of Forestry, Fire and State Land or Summit County fire moratoriums.

Rule 4. Open burning shall be prohibited when atmospheric circumstances or local conditions make such fires hazardous. Open burning in Manor Lands Property Owner’s Association will be conducted only after following guidelines as determined by the Summit County Fire Warden and obtaining a permit to conduct an open burn. Once the permit is obtained, the member will notify the Manor Lands Caretaker of their intent to conduct an open burn and informing of the date and time of burn. This step is accomplished to prevent unnecessary actions or panic from occurring for a planned burn. Failure to either obtain a permit from Summit County or notify the Manor Lands Caretaker will result in a fine. No rubbish or hazardous materials will be placed in an open burn.

Rule 5. Whenever the Utah Division of Forestry, Fire and State Lands, or Summit County declares a moratorium on outdoor fires in an area that includes the National Forest Lands in Summit County, that moratorium shall also be in force in Manor Lands.

Rule 6. No bon fires will be allowed within Manor Lands Property Owner’s Association.

Rule 7. All Fireworks, including sparklers and caps are illegal within the boundaries of Manor Lands.

Rule 8. Persons shall not use a recreational fire pit, permanent barbeque, portable barbeque, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste materials.

Rule 9. No sky lanterns are allowed to be released or caused to be released in Manor Lands.

Rule 10. No open flame decorative devices are to be used out of doors within Manor Lands. This includes but is not limited to tiki torches, open candles, etc.

Rule 11. Charcoal briquettes from an open flame cooking device shall not be disposed until the briquettes are thoroughly out and cold to the touch. They will be disposed of in a fire safe receptacle.

Rule 12. Any member or guest shall not throw or place, or caused to be thrown or placed, a lighted match, cigar, cigarette, matches or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.

Rule 13. Cabin owners are ultimately responsible for themselves or their guests when it concerns fire safety on their property and should always exercise extreme caution when using fire pits or portable fire pits. Fines and penalties assessed for any actions resulting from violation(s) of this regulation will be assessed against the property owner.

Guidelines

1. Fire pits must have a concrete, or metal side that measures at least 18 inches from the bottom of the pit to the top.
2. Fire pits or portable fire pits must be placed on or into mineral rock, brick, gravel or soil absent of roots or any other organic materials with a solid ring made of non-combustible material that will contain the fuel wood and coals while shielding the ashes from being blown by the wind.
3. Fire pits or portable fire pits must have a metal, concrete, sand, or mineral bottom. The campfire or fire pit must be at least 15 feet away from any combustible structure.
4. One person 18 years of age or older must be constantly in physical attendance of the fire at all times until the fire is extinguished.
5. Ten gallons of water or more must be dedicated and immediately available on-site for fire suppression.
6. At least one standard sized shovel must be dedicated and immediately available on-site for fire suppression.
7. The recreational fire in the fire pit or portable fire pit must be completely extinguished, cold to touch, when not attended. Alternatively, a secure metal lid may be used to securely cover the pit.
8. Persons responsible for escaped or unattended recreational fires are subject to prosecution and suppression cost from County, State and MLPOA fines and penalty assessments.

9. There should be at least a six-foot clearance around the fire pit or portable fire pit consisting of a layer of mineral soil, sand pea gravel, brick, stone or concrete.

10. There must be at least 15 vertical feet free of any overhanging branches, vegetation or combustible materials. Fire resistant vegetation as part of the landscaping is excluded.

11. A screen with openings no greater than 1 inch that can be placed over the fire pit or portable fire pit is recommended.

12. All MLPOA Members must meet these requirements and can have their fire pits or portable fire pits checked by a MLBoD to help validate that it meets guidelines and recommendation of a safe fire pit as defined by MLPOA Rules and Regulations, Summit County and Utah State ordinances, codes and statues. The MLBoD can temporarily revoke use of a fire pit or portable fire pit at any time when hazardous conditions exist or occur around a fire pit or portable fire pit until the fire danger is reduced.

Proposed Fines, Penalties and Assessments

I. In accordance with and in compliance with the Manor Lands Property Owners Association Rules and Regulations, Paragraph O, Rule 1, the association shall adopt the following fines associated with improper conduct of the Association members and/or guests.

II. Such rules and regulations shall be an appendage and part of the Bylaws except that they may be amended or repealed at the annual meeting of the Association by two thirds vote of those members present. Such changes shall become effective upon said vote and distribution of those changes to the membership.

III. The rules and regulations of the Association shall not be inconsistent with or in conflict with the Bylaws or the Restrictive Covenants of the Association, and to that extent the following shall prevail.

IV. Assessments: To aid in fair and equitable imposing of penalty assessments, the following general guidelines are established. These guidelines may be modified by the Board of Directors for specific and special individualized cases.

Level 1 Penalty Assessments:

1.A. Issue a constructive letter informing member of admonition and election

1.B. Fifty dollar penalty assessment

1.C. Mandatory meeting with the Board of Directors to resolve the issue. Failure to appear when properly notified by certified mail will constitute an omission of non-compliance and the Board of Directors will automatically assess the action they deem appropriate.

1.D. Legal action initiated with recovery of expenses as defined in Section 7 of the Bylaws

Level 2 Penalty Assessments:

2.A. Two hundred dollar penalty assessment and mandatory meeting with the Board of Directors to resolve the issue. Failure to appear when properly notified by certified mail will constitute an omission of non-compliance and the Board of Directors will automatically assess the action they deem appropriate.

2.B Reporting the infraction to the proper authorities (Sheriff's department, Wildlife enforcement, etc.)

2.C. Legal action initiated with recovery of expenses as defined in Section 7 of the Bylaws

Level 3 Penalty Assessments:

3.A. Two thousand dollar penalty assessment and mandatory meeting with the Board of Directors. Failure to appear when properly notified by certified mail will constitute an omission of non-compliance and the Board of Directors will automatically assess the action they deem appropriate.

3.B. Reporting the infraction to the proper authorities

3.C. Legal action initiated with recovery of expenses as defined in Section 7 of the Bylaws

Fire Regulation Fines and Penalties (Regulation-E)

Level 1

1. Recreational fires that are not in Manor Lands approved fire pits or portable fire pits as designated by the MLPOA Fire rule and regulations will be in violation and subject to a Level 1.A and 1.B penalties for each occurrence.

2. Should a fire be left unattended or found to be smoldering and not sufficiently extinguished or covered with a tightfitting lid, regardless if it is in a Manor Lands approved fire pit or portable fire pit will be fined at a Level 1A and 1.B penalties.

3. Failure to remove rubbish (trash) or hazardous materials (health, material or physical) after receipt of a request from a MLBoD member within the allotted time frame and without coordination with the MLBoD's will result in a fine of Level 1.A, Level 1.B and Level 1.C penalties.

4. Failure to notify the Manor Lands Caretaker of the intent to perform an Open Burn and resulting in unnecessary action of members of Manor Lands, the Caretaker or supporting fire districts will result in a fine Level of 1.A and Level 1.B.

Level 2

1. Should rubbish (trash), hazardous materials (health, material or physical) be burned a minimum of Level 2.A. and 2.B penalties will be assessed.
2. Creating a recreational fire when a moratorium has been declared will result in a minimum of Level 2.A and 2.B penalties.
3. Should a fire escape the confines of a fire pit and not cause structural damage but require assistance from other Manor Lands members, the Caretaker or supporting Fire personnel, a Level 2.A penalty will be assessed.
4. Use of open flame decorations will result in a Level 2.A fine.
5. Causing an unwanted fire by throwing or placing, causing to be thrown or placing a lighted match, cigar, cigarette, match or other flaming or glowing object will result in a Level 2.A fine.

Level 3

1. Should a fire escape the confines of a fire pit and cause structural damage requiring assistance from other Manor Lands members, the Caretaker or supporting Fire personnel, Level 3.A, 3.B and 3.C penalties will be assessed.
 2. Using fireworks of any kind, having a bon fire, sky lanterns will result in a Level 3.A fine.
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2018 MLPOA Annual Members Meeting

Agenda

5:30 pm – 6:30 pm	Check In & Key Sales	
6:30 pm	Welcome and Opening Remarks	Shar Code, President
	Guest – Bridger Valley Electric	Jud Redden
	Guest – Evanston Fire Investigator	Captain Tim Overy
	Fire Regulation Rewrite Discussion	Belinda Taylor
	Board Candidate Nomination Introductions	
	Floor Candidate Nomination Introductions	
	Voting:	
	<ul style="list-style-type: none">• Fire Regulation• Candidates	
	Financial Report	Kris Ahmann
	Auditor Report	Steve Mason
	2019 Proposed Budget	Rusty Larsen
	<ul style="list-style-type: none">• Budget approval	
	Rekey Status and Procedure Review	Paul Valdez
	Roads Update	Vern Mayberry
	Other Business	
	Summit County Zoning Change	
	Email address for Newsletters	
	Voting Results	Shar Code
	Door Prize Drawings	Shar Code
	Adjournment	

Elections:

We have three (3) vacancies on the Board of Director's this year, which according to our by-laws require that we have at least six (6) nominees. We were fortunate enough to have six (6) nominees who have volunteered but would appreciate anyone else who has the ability or desire to consider appointment to the Board of Director's please contact one of the current members to submit your name. We will also be open to nominations from the floor at the Annual Membership Meeting.

Those eligible to serve are spouses, any individual listed as part owner or listed as part of a trust or trustee or listed on a power of attorney to represent an owner. Only one individual from a family, trust, or joint ownership may serve on the board at any one time.

Candidate Bio's:**Bob Main – Lot 613**

Hello my main is Bob Main and I would like to serve on the Manor Lands Board. My wife Michelle and I are new to the Manor Lands family and would like to be involved to help in any way we can. I am a retired police officer with 30 years of law enforcement experience. Michelle is a Clinical Mental Health Counselor. I am currently employed as a Supervisor with the Department of Commerce for the State of Utah. We have 7 children and 17 grandchildren and love to spend as much time in the Uintah Mountains as possible. We appreciate the opportunity to serve the community.

Shar Code – Lot 626

Hello, my name is Shar Code and I am running for a second term on the Board of Directors. My family has owned property in Manor Lands for over forty years. Our cabin is on Evergreen Drive and I cherish every minute spent there with family and friends.

I retired from the IRS in 2009 after 30 years of service. Most of my professional career was spent in management. Since retirement I have enjoyed traveling, spending time at our cabin, and volunteering on several fundraising projects for Canine Companions for Independence (CCI).

I would appreciate your support in giving me the opportunity to serve on the Board for another term. Thank you.

Bryce Jones – Lot 1903

Hello, my name is Bryce Jones. My family and I love the mountains and the life and tranquility it provides. We finally reached a goal as a family of having property in Manor Lands. We love our cabin and usually spend every other weekend there year around. Since we are there so often, I feel a responsibility to serve. I have decided to run for the MLPOA Board and would appreciate your vote. My qualifications are 32 years and counting in the military as a Reservist, emergency management specialist for the Army Reserve as a civilian, and outdoor enthusiast.

Mike Stimpson – Lot 610

My name is Mike Stimpson. I am running for a position on the board. I feel my experience in management can help me to see and help direct people where there is a need. My wife's family has had property in Manor lands

since 1972 on evergreen drive. (The Strebel / Kilburn's). My wife and I purchased our lot on evergreen drive in 2006 to enjoy our kids and Grandkids. We go up almost every weekend in the summer. We love to spend weekends with our Manor lands family and friends.

I work for Kroger Manufacturing at the Smiths Layton Bakery as the Research and Development special projects Manager. I thank you in advance for your support. I will do my best along with the other members of the board make manor lands the little piece of heaven we have all come to enjoy.

David Royle - Lot 705

Hello, my name is David Royle and I would like your support to run for the MLPOA Board. My wife Marilee and I are in our third year at Manor Lands, it's been a lot of hard work getting our piece of Heaven cleared and a structure built but we absolutely love spending as much time as possible here. We love this place and the association with it's members. We have enjoyed spending time helping with service projects and getting to know all of you. Currently I'm part of the Fire Committee, and have helped draw up clearer Fire Regulations that will hopefully help keep our lands and personal property safer, especially as the fire season comes around. I have worked in the Auto Industry my entire life. Including securing land and building/ operating Lube and Tune stores in Las Vegas and Southern California area. I brought my family back to Salt Lake in 1989 to work for Brasher's Salt Lake Auto Auction. Where I have been Arbitration manager for 29 years. Now, currently working for Adesa Auto Auction with recent buyout. To make life more exciting and a lot busier my wife Marilee and I also own and operate Royle Photography and Jazz Auto Graphics since 2001 and 1993 respectively. We love creating things whether it's in Photography or Graphic Design. I will do my best to help improve and keep safe the special place we enjoy here at Manor Lands.

Max Schramm – Lot 1030

My name is Max Schramm and we have had our cabin at Manor Lands for 11 years this year. Our cabin is located at Lot1030 Pine Ridge Road. I am partially retired but still work at our small-business. We love it at Manor Lands and spend as much time as we can up there.

Ballot Items:

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.

Ballot for April 30, 2018 MLPOA Annual Membership Meeting

Accept Rewritten Fire Regulation and incorporate into current restrictive covenants, regulation, guidelines and fines and penalties

Yes

No

Board of Directors (Vote for three)

Shar Code

Bob Main

Bryce Jones

Mike Stimpson

David Royale

Max Schramm

Write-in _____

Comments: