

LAVA RANCH NEWSLETTER

June 2011

PRESIDENT'S MESSAGE

2011 Annual Meeting

Another year has flown by in a hurry with the annual meeting coming up soon. We hope everyone has had a good year and looking forward to an enjoyable summer at Lava Ranch. We welcome all new comers and want you to be able to enjoy the mountain. With the heavy snow and moisture that we have had, the grass will come in thick which means that as it gets dry the fire season could prove to be a problem if we are all not careful of the fire danger. Lava Ranch is a great place to get away from the rest of the busy world and relax and visit with friends and neighbors. We encourage everyone to show respect for each other by driving slowly and cautiously and keeping the noise down especially after 10:00 pm. We want everyone to have fun but not at the expense of others.

As you can see, we have a lot on the agenda but they are all things that need to be discussed and decisions that need to be made. We are all a great group of people and mostly with the same goals in mind which is to keep Lava Ranch a great place to enjoy going to as much as possible. Along with that comes responsibility to keep it a safe and enjoyable place for us and our posterity. We look forward to your input and help as we work through each item on the agenda.

Respectfully,
Marv Zaugg
LRPOA

2011 ANNUAL MEETING

Will be held at the Frank May Pavilion on July 9th, 2011 starting at 11:00 am. We look forward to a productive and enjoyable meeting.

Meeting Agenda:

1. Call meeting to order
2. Approval of 2010 Annual Meeting minutes.
3. Dump site re-open
4. Look for new Dumpsite location
5. Study of a new well site
6. Looking into the possibility of a new Electronic gate by the Pavilion
7. Wolverine road slide repair and shifting of the road
8. Service project to remove trees along some of the roads. Discussion of which roads will be the first for removal of trees.
9. Discussion and vote on fence budget
10. Discussion of changes in the By-Laws
 - A. Late fees and interest charges if Dues are not paid by September 1, of each year
 - B. Time change from 11:00 to 10:00 a.m. for the annual meetings
 - C. Call for volunteers to form a committee to discuss other changes in the By-Laws for discussion and changes at 2012 annual meeting
11. Announcement of the contractor awarded the contract for 2011-2012 road maintenance contract
12. Discuss Road widening responsibilities
13. Presentation of the 2011-2012 budget
14. Read the change in storage shed letter from the County
15. Open up the nominations for new Board members. Have each one take a couple of minutes to introduce themselves
16. Call for volunteers to count the ballots
17. Have lunch
18. Announce new Board members.
19. Adjourn meeting

LAVA RANCH CANDIDATES FOR 2011 BOARD OF DIRECTORS

William Burton Lot 92

Tell us a little bit about yourself

I was born and raised in Ogden, Utah and currently reside in Roy, Utah with my wife Robyn. We have raised 2 children and continue to be actively involved in the lives of our 5 grandchildren.

I hold a Bachelors degree in Logistics Management and a Masters degree in Information Systems.

I am currently employed as the Head of Information Technology for Williams International, Ogden, where I have worked for the past 33 years.

I am an avid scuba diver, and have been an instructor for the past 18 years. During that time I have shared my passion for the sport with 700+ students.

How long have you owned property on Lava Ranch?

My wife and I purchased our lot, one year ago and started the process of building a cabin last summer.

What specific issues/concerns do you have regarding the Ranch and what would you do to address them?

First and foremost, my time at the Ranch has been relatively short so my understanding of the overall concerns of the Ranch and its membership are still limited.

In my first year I have experienced the frustrating process of applying for and being denied a county building permit.

Although it was finally approved, (with much thanks to the support of the Board) I sense that it may be one of the last on the Ranch for some time. This concerns me because it infringes on the rights of the Association to use their property as they choose within the limits of the CC&R and local laws.

Looking over the minutes from the annual meetings from the past 10 years and reading many of the emails at the Boards Google Group I see that there are many more diverse issues and concerns that have been expressed by the Association and as a member, they are also my concerns.

As for addressing the concerns, I would continue to do as many of the Boards have in the past, to the best of my abilities, with the resources that are available, weighing the needs against the benefits to the Association as a whole.

What qualities, experience, and qualifications do you have that you feel would enhance the effectiveness of the Board?

Integrity and a strong work ethic demonstrated by my years of continuous employment.

As a Manager I have been in the position of having to make difficult decisions. I have made those decisions in light of the given situation and have been comfortable in doing so.

My years as a scuba instructor have provided me with the opportunity to work with people from all different walks of life.

To teach effectively, I had to learn that each student was different. Each had their own perspective and that perspective was always different from mine.

"To see the color of their beach ball, I had to view it from their shoes"

To serve the Association, the ability to see another member's perspective is essential.

William Burton

Johnnett Robinson Lot 427

Tell us a little bit about yourself

To Whom It May Concern,

I would like to be considered for nomination to serve on the Lava Ranch Board.

I have owned property on Lava Ranch for 9 years.

I want to be a part of the board to represent the members and be their ears and their voice.

I oversaw my own power project in my area and assisted Layne Barber to get his started.

I was a debt collector for 3 years. I have been in the finance business for 13 years.

I am in the business to serve. I am self employed and have worked with construction companies as well as commercial businesses to help get permits and plans approved, and to solve problems.

I think outside the box. When I am asked to do something I don't sit on it I get the job done. When I hear problems I try to fix them.

I want nothing more then to have a great ranch and make it a fun place to keep coming to.

Thank you
Johnnett Robinson

NOTICE OF OPENINGS ON LRPOA BOARD

The term for three (3) current Board seats expires on June 30, 2011. An election to fill these three positions will be held at the annual meeting of the members, which will take place on Saturday July 9, 2011, at the LRPOA Frank May Pavilion. Each member elected will serve a three year term for the period from July 1, 2011, to June 30, 2014.

If you would like to be placed on the ballot for one of the open positions, please notify Curtiss Frost, Secretary of the LRPOA Board, by phone at 801-389-6576 or by email at cfrost@co.weber.ut.us, and submit a brief response to the following questions:

Tell us a little bit about yourself.

How long have you owned property on Lava Ranch?

What specific issues/concerns do you have regarding the Ranch, and what would you do to address them?

What qualities, experience, and qualifications do you have that you feel would enhance the effectiveness of the Board?

VOLUNTEERING AT LAVA RANCH

As the annual meeting approaches, each lot owner at Lava Ranch should give consideration as to how they may assist in making our community better.

One way is run for a vacancy on the board. The board works to further the various aspects of Lava Ranch as a recreational community. There are 3 openings that will be filled at this year's meeting.

If you are reluctant to serve on the board but would like to help, the board is actively seeking individuals to assist on committees or help in other areas as needed. Some projects will require volunteered time & manpower.

The association could use input/help from people in several specific areas:

Legal Issues (liens & collections)

Government grants (writing & applying)

Website & Internet Forum Development

If you like to get involved, contact a member of the board at the meeting or through a call / email if you're unable to be there on the 9th.

Layne Barber
Board V.P.

CHANGE IN SHED STORAGE SIZE FOR TRAILER USERS.

It has been brought to our attention by one of our lot owners that the County has a program that will allow up to a 300 S.F. storage shed rather than the limit of 200 S.F. as used with the trailer permit on a developed lot.

Not all of the other Recreational Associations have yet to elect to embrace this opportunity. The LRPOA BOD has submitted our letter of acceptance of what we feel is an advantage to those who may be interested. The increased size was setup by the County in recognition of the need for additional storage space by those who use the trailer system. It must be noted that these units are not to be used as "dwelling units" and that the standards set forth by our Association's restrictive covenants and the County's directives must be followed. There will be time allowed at the annual meeting to answer any questions regarding this change.

Respectfully submitted

John Gest LRPOA Compliance Officer