

Minutes - Pine Forest Owners Association Board of Directors Meeting

Monday July 13, 2015                    6 p.m.

Zano's Restaurant                    11401 Donner Pass Road, Truckee

Directors present:            Linda Carson, Greg Daiker, Chris Franssen, Joel Light,  
Memory Trambley

Others present:                Bill Cassity, Gordon Shaw, Peter Miller – CAMCO

**Call to order**

The meeting was called to order at 6 p.m. by President Light

**Approval of Minutes:**

April 13, 2015 Board of Directors Meeting

It was moved, seconded, and passed unanimously to approve minutes of the April 13<sup>th</sup> meeting.

**Financial:**

Review June 2015 financial statements (draft)

The Board reviewed a draft of the June 2015 financial statements presented by Mr. Miller. It was noted at the end of the third quarter on the income and expense statement that revenues exceeded expenses by over \$9,600.

After discussion of presenting more detailed records for reimbursable DRC expenses, it was moved, seconded, and passed to approve payment to the chairman for one year's expenses based on his presentation of three phone bills.

Review and approval of 2015/2016 budget

Mr. Miller presented a proposed budget for 2015/2016. After discussion it was moved, seconded, and passed to approve the budget with changes. There will be no increase to the monthly fees in 2015/2016 and no special assessment is planned.

Approval of Kirby & Forbes to provide 2015 tax return preparation and a financial review.

After discussion of the accountant's opinion that refundable security deposits are not recognized as income, it was determined that the association's annual revenue would not exceed \$75k in 2014/2015. It was moved, seconded, and passed to approve Kirby & Forbes to prepare the 2015 tax returns.

## **Design Review Committee**

### DRC Report

Chairman Trambley reported on the status of building, plan submittals, and approvals on the following lots:

Lot 114 – final approval given

Lot 104 – under construction

Lot 14 – under construction

Lot 51 – preliminary approval given

Lot 57 – conceptual review conducted

Lot 66 – final submittal made, minor changes required

Lot 99 – conceptual submittal for a mountain modern house

Lot 26 – under construction

Lot 11 – landscape design given and approved

Lot 39 – wall to be built on garage, no submittal received

Mr. Trambley reported that he was stepping down as chairman of the DRC but would still serve on the committee. After discussion it was moved, seconded, and passed to appoint Mrs. Carson as the interim DRC chairman. She will work with Mr. Trambley through the transition.

## **Community Eye Appeal**

### Refinishing large monument sign across from postal area

A proposal from Ira Kessey to refurbish the two monument signs on Comstock Drive was reviewed. After discussion it was moved, seconded, and passed to approve the proposal with the addition of Kynar 500 sheet metal caps on the signs at a cost to not exceed \$3,500.

### Roadside weeding by CAMCO maintenance crew

The CAMCO crew has begun the July weeding of the roadsides. Work will be continued in the next two weeks after the bull thistle and other invasive weeds are removed by the Association's Weed Warrior team.

#### Update on neighborhood invasive weeds and eradication work

Mrs. Trambley reported that a recent email invitation to the membership had not generated much volunteer support for an invasive weed eradication team effort. Bull thistles requiring removal have been marked with white spray paint.

#### Update on CC&R violation letter responses

Mr. Miller reported on the status of responses after CC&R violation letters were sent to the owners of lots 3,5,13,17,23,24,39. All owners had corrected the violations or were in the process of correcting them.

#### Discussion of actions to take on non-responding lot owners

No further action was directed by the Board.

#### Levying of fines by Board of Directors

No fines were levied.

### **Trout Creek Trail update**

Mr. Miller reported on the Trout Creek Trail. A large map was displayed showing where the trail is running. It is over 1,000 feet away from Pine Forest lots at the end of Granite Drive at its closest point. In the next few years a public road from Tahoe Donner to Pioneer Trail is planned for construction in the vicinity of the trail. It is still in the planning stages and will be subject to town meetings for public comment.

### **Neighborhood Barbeque**

John and Carrie Haines, the owners of a home on lot 92, are hosting the event this year on July 25<sup>th</sup>. Electronic invitations have been sent out by Carrie. CAMCO has sent out invitations by US Mail to those owners not signed up to receive emails.

### **Homeowner comments on items not on the agenda**

Mr. Cassity commented that the CC&R enforcement should be applied uniformly, fairly, and not selectively. The Board should encourage a neighborhood spirit and not one of a homeowner's association with strictly enforced rules and fines. Neighbors should talk to each other about complaints before resorting to the CC&R compliance program for enforcement.

Mr. Cassity asked about the construction status of the 6-8' landscaped berm that was to be constructed between Spring Creek and Pine Forest. It has not been done. It was a bond issue with the town for Spring Creek's construction and a condition of approval. Mr. Miller will check with Town Engineer Mike Vaughan on the status of the berm.

It was commented that lot 96 or 97 has automobile fenders and batteries dumped on it while lot 110 has granite sink top on it. Mr. Daiker offered to remove these items with his next dump run.

### **Schedule next Board of Directors meeting**

The next meeting was scheduled for 10 a.m. Saturday October 24<sup>th</sup> in Community Room B at the Truckee Tahoe Airport. Breakfast will be catered by Red Truck. The annual meeting will be held in the same location at 11 a.m.

### **Adjournment**

There being no further business the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Peter Miller  
Property Manager