

Minutes - Annual Meeting Pine Forest Owners' Association
Truckee Tahoe Airport Small Meeting Room
11356 Truckee Airport Road Truckee, California
11 a.m. Saturday, October 24, 2015

Call to order and determination of a quorum

The meeting was called to order at 11:04 a.m. by President Light. It was announced that a 36% quorum (42 ballots) was in place.

Begin counting of Board of Directors election ballots by Inspector of Election

The Inspector of Election began counting the ballots.

Introduction of the Board of Directors and Membership

Introductions were made as follows:

Joel Light - President

Greg Daiker Vice President

Memory Trambley - Secretary

Chris Franssen - Treasurer (telephonically)

Linda Carson – Director at Large (excused absent)

Peter Miller – Property Manager - CAMCO

Membership in attendance: Peter & Sandy Golze (lot 36), Rich Howard (lot 51),
Pehling family (lot 31), Steve Trambley (lot 111)

Approval of Minutes of the 2014 Annual Meeting

It was moved, seconded, and passed to approve the minutes of the 2014 annual meeting as written.

Chairman's Report

President Light gave the Chairman's Report that included the following:

The big Association expense is snow removal. The fiscal year was changed to accommodate payments into one year for budget purposes.

As homeowners we care how the community looks. We are addressing invasive weeds throughout the property on all lots and in the common area. The invasive weed problem is being addressed by the Association in community weed days.

The CC&Rs are rules that we all agree to. Some neighbors need to be reminded of the rules and doing what they agreed to when they moved into neighborhood. CAMCO will assist in CC&R enforcement if neighbors are reluctant to approach their neighbor about CC&R violations. The complaint must be in writing to CAMCO.

The Association is having crack-filling of the Association's roads done this fall by Shaffer Sealing.

Design Review Committee Report

Mr. Trambley reported on the committee's activities in the past year. Three homes are under construction currently. Two have been finished. Three or four have been approved by the DRC and will be started in the spring.

Financial Report

Mr. Miller provided a report on the 2014-2015 fiscal year financial statements as well as the 2015-2016 budget. It was noted on the September 30, 2015 balance sheet that the operating account had a balance of over \$108k while the reserve account had a balance of over \$210k. Accounts receivable were over \$3k while prepaid assessments were over \$12,600.

In reviewing the accounts receivable status it was requested that a lien be filed on lot 43 or small claims court action be taken to collect outstanding unpaid assessments. Mrs. Sandy Miller is to provide alternatives to the Board to move forward collecting the balance, putting a lien on the property, or working to obtain a judgement against the owner.

It was reported that at the end of fiscal 2014-2015 there was an excess of \$13,481 in the operating budget. It was moved, seconded and passed unanimously to adopt the following resolution:

Resolved that any excess of membership income over membership expense for the year ended September 30, 2015 as defined in the IRS Reg. 1.277-1, shall be applied against the subsequent tax year membership assessment for operation or common area replacement, as provided by IRS Revenue Ruling 70-604

Property Manager's Report

Mr. Miller reported that a crack-filling proposal had been accepted at the board meeting before the annual meeting. Work will be done by Shaffer Sealing prior to winter setting in.

The 2015-2016 winter snow removal contract with Al Pombo Inc. for the Association's roads was approved by the Board at the 10 a.m. meeting as well.

Revenue neutrality and the eventual dedication of the Association's roads by the Town of Truckee was discussed. When enough homes are built in the neighborhood for the town to accept them the membership will be polled as to their support dedication. Should road maintenance and snow removal services provided by the Association surpass the level that the town can provide owners may want to keep the roads private at that time.

Mr. Miller commented that Dependable Tow's construction of their building had stopped. It was requested that he check into the status of construction at Dependable Tow with the Town of Truckee's code enforcement officer Kerry Taber.

Old Business

No old business items were addressed.

New Business

Relaxation of a short term rental policy was discussed. Interest in changing it from the current 90 day minimum to a shorter time period was expressed.

In 2009 the HOA voted by a two-thirds majority to change the CC&Rs from allowing the rental of 30 days to 90 days. The Association went to the expense of amending the CC&Rs from 30 to 90 days on February 27, 2009. The HOA clearly voted at that time that they wanted to limit, rather than relax, these rules.

It was commented that the policy was originally changed to a 3-month minimum to eliminate the possibility of "party houses" in light of the fact that the neighborhood is comprised of more fulltime homeowners than

second home owners. It was suggested that a poll of the membership be taken to see if interest in changing the policy exists. Find out if lot owners prefer short term rentals. It will be agendized for the next meeting.

Concerns about enforcement of neighborhood curb appeal issues expressed. First line is to approach neighbor regarding issue. Owners may contact the property manager Peter Miller to work on changing the situation. He will make a phone call and follow up with a letter follow up if the condition is not corrected.

It was requested that Mr. Miller send out a reminder about CC&R infractions in general to motivate owners to correct items in violation of the CC&Rs.

It was requested that volunteers be sought for the weed eradication program. Three days in the year will be set aside for the program. Work will be scheduled for Saturday mornings. Lunch will be provided to participants.

Results of Board of Directors election

Results were announced as follows:

Mindy Brenner	40 votes
Greg Daiker	36
Chakri Avala	1
Carrie Haines	1

Adjournment

There being no further business the meeting was adjourned at 12:38 p.m.

Respectfully submitted,

Peter Miller
Property Manager