

Minutes - Pine Forest Owners Association Board of Directors Meeting
Saturday, November 24, 2015 10 a.m.
Truckee Tahoe Airport 11356 Truckee Airport Road

Directors Present: Greg Daiker, Chris Franssen (telephonically), Joel Light, Memory Trambley
Director Excused Absent: Linda Carson
Others present: Peter Miller - CAMCO, Peter & Sandy Golze, Steve Trambley

Call to order

The meeting was called to order at 10:04 a.m. by President Light

Approval of Minutes:

July 13, 2015 Board of Directors Meeting

It was moved, seconded, and passed to approve the minutes as presented.

Financial:

Review September 2015 financial statements

The Board reviewed the September 2015 financial statements presented by Mr. Miller. Treasurer Franssen requested that he be emailed the 2010-2011 snow removal expenses for a heavy winter comparison of what to possibly expect in the predicted El Nino winter.

Design Review Committee

DRC Report

Mr. Trambley reported on the committee's activities and the following construction progress:

Lot 66, house is under construction.

Lot 114 is framed and roof is going on. It is a different style roof, a metal roof with shingles and composition granules.

Lot 14, house is under construction.

Lot 68, house has been given final approval for deposit return by the DRC, well landscaped lot.

Lot 26, house is finished and occupied, the owners have not applied for deposit return.

Lot 51, DRC approved plans for a mountain modern house.

Lot 99, preliminary submittal has been made for a mountain modern house.

Lot 104, plans have been given final approval by the DRC, some changes were made to reduce building costs.

Lot 57 will be a kit log home. Committee member Gordon Shaw met with the owners this summer. No formal submittal has been received by the DRC. The log home will look good if it is chinked.

Lot 39, the carport siding issue has been resolved with the owner.

Changes in committee membership

Linda Carson has asked Steve Trambley to co-chair the committee. She will be the point position for Chairmanship on the communication side. Mr. Trambley is to be the advisor for chairmanship. His construction experience bodes well for this relationship.

Community Eye Appeal

Update on CC&R violations and responses

Mr. Miller reported that the parking issue with the lot 3 owner was resolved. The owner is to comply with the intent of the CC&Rs and being a good neighbor. Vehicles were moved as requested.

Invasive weed eradication program

Mrs. Trambley reported that the Association needs to have a plan for reducing or eliminating invasive weeds. There are numerous bull thistles on Granite Drive by the log house. More community involvement was requested. Community work days were suggested. Three basic times a year would be best. The current efforts are not fixing problem. As a start it was suggested that a letter go out explaining seriousness of invasive species. It was suggested that the Association ask owners to work on their lot and the two lots on either side of their lot eradicating invasive weeds. It was requested that Mr. Miller work with Mrs. Trambley on a plan and proposal. Suggestions included 1) looking into a landscaping company to provide the service; 2) have three weed removal events a year and give owners lunch from Full Belly Deli as an incentive to participate on a Saturday morning weeding work crew.

CC&R & rules enforcement – having CAMCO contact neighbors rather than neighbors confronting neighbors.

If an owner is uncomfortable confronting their neighbors regarding a CC&R violation it was suggested that the owner should put the complaint in writing to CAMCO and the property manager will take care of it. First with a phone call to the violator, then a follow up letter within two weeks if the violation has not been corrected.

Common Area Maintenance

Review and approve asphalt crack fill proposal for roads

It was moved, seconded, and passed unanimously to approve a proposal from Shaffer Sealing. The Board asked that their appreciation be stressed to the contractor for coming back and topping off the cracks.

Snow Removal

Review and approve snow removal contract for 2015-2016

It was moved, seconded, and passed unanimously to approve the Al Pombo contract for the 2015/2016 winter.

Homeowner comments on items not on the agenda

It was requested by the Golzes that weed eradication activity be done on weekends.

Recess for 11 a.m. Annual Meeting

Continue Board Meeting after Annual Meeting

The meeting was called back to order 12:39 p.m. by President Light.

Election of Officers

It was moved seconded and passed to leave officers in their current positions as follows:

President	Joel Light
Vice President	Greg Daiker
Secretary	Memory Trambley
Treasurer	Chris Franssen
Director at Large	Mindi Brenner

Schedule next Board of Directors meeting

The next meeting was scheduled for 4 p.m. Wednesday January 27th at the CAMCO office conference room.

Adjournment

There being no further business the meeting was adjourned at 12:43 p.m.

Respectfully submitted,

Peter Miller
Property Manager