

Minutes - Pine Forest Owners' Association Board of Directors Meeting
Wednesday, January 27, 2016 4 p.m.
CAMCO office 40165 Truckee Airport Road, Suite 304, Truckee

Directors present: Joel Light, Memory Trambley, Greg Daiker, Chris Franssen (telephonically)
Directors excused absent: Mindi Brenner
Others present: Linda Carson, Steve Trambley, Carlie Pehling, Kim Harrigan – CAMCO and Peter Miller – CAMCO

Call to order

The meeting was called to order at 4:09 p.m. and a quorum was established.

Approval of Minutes

October 24, 2015 Board of Directors Meeting

It was moved, seconded, and passed (3-0) to approve the minutes.

October 24, 2015 Annual Membership Meeting

It was moved, seconded, and passed (3-0) to approve the minutes for form and content.

Financial

Review December 2015 financial statements

The Board already reviewed the December 2015 financial statements. Mr. Miller presented the January 2016 draft financial statements for the Board to review. He informed that snow removal reached \$23,000 in the last big winter of 2010-2011. The Association is on track to come in well under that amount this year.

Collection action on delinquent accounts

The Board reviewed a possible payment plan for two properties that are behind on assessments. It was moved, seconded and passed (3-1) as follows: respond to the owner stating that late fees will be waived, but fire suppression fees will not be waived, subject to the condition that a payment in full be received by March 1, 2016, and if the owner is ever in arrears again, the fees waived will be reinstated.

Investment of Association's reserve funds in CDs

Mr. Franssen and Mr. Light will review the CD options provided by Mr. Miller and report back at a later date.

Design Review Committee

DRC Report

Mrs. Carson reported on the committee's activities and the following construction progress:

Lot 14 – House is under construction

Lot 66 – House is under construction

Lot 104 – House is under construction

Lot 51 – DRC approved plans for a mountain modern house. Construction pending.

Lot 99 – Preliminary submittal stage for a mountain modern house.

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 26 – House is finished and occupied, the owners have not applied for deposit return.

Get Board input on driveway encroachment into sewer easement roads

Lot 99 is proposing their driveway begin and occupy part of the utility easement road. Legally, the road can be paved for the driveway, but the owner will have to take care of the maintenance and comply with all

paving on the easement, but possibly request a "Hold Harmless" should any issues arise regarding the matter. The DRC will act accordingly.

Community Eye Appeal

Update on CC&Rs violations and responses

There were no current violations to report and all previous violations have been corrected.

Invasive weed eradication program

This program will be brought back in the Spring once the snow melts.

Status of Dependable Tow construction

Mr. Miller spoke with the Town enforcement officer today. He found out that both permits have expired and building has stopped. The Town is attempting to find a solution to work with the owners to get the project finished. Mr. Miller will continue to follow up on this item.

Poll of membership to determine interest in reversing our CC&Rs to allow short term rentals

Mrs. Pehling presented a draft for a poll questionnaire regarding interest in reversing our CC&Rs to allow short term rentals and requested the Board send it out to the membership. In 2009, the CC&Rs were amended to reflect a change from a rental period minimum of 30 days to minimum of 90 days. This item is tabled subject to further Board discussion.

Common Area Maintenance

The only item to report is that the postal area has been shoveled out a couple of times so far.

Snow Removal

Report on 2015/2016 winter service

Right now, the Association is slightly over budget for snow removal, but should be right on track by the end of the year.

Homeowner comments on items not on the agenda

No comments were made.

Schedule next Board of Directors meeting

The next Board of Directors meeting is tentatively scheduled for Monday, April 11, 2016 at 4 p.m. at the CAMCO office.

Adjournment

There being no further business the meeting was adjourned at 6:02 p.m.

Respectfully submitted,

Kimberly Harrigan
Property Manager