

Minutes - Pine Forest Owners' Association Board of Directors Meeting  
Monday, April 11, 2016 4 p.m.  
CAMCO office 40165 Truckee Airport Road, Suite 304, Truckee

**Directors present:** Joel Light, Memory Trambley, Greg Daiker, Mindi Brenner (Telephonically)  
**Director(s) excused absent:** Chris Franssen  
**Others present:** Linda Carson – DRC, Steve Trambley – DRC, Peter Miller – CAMCO, Kim Harrigan – CAMCO

### **Call to order**

President Light called the meeting to order at 4:02 p.m. and a quorum was established.

### **Approval of Minutes**

January 27, 2016 Board of Directors Meeting

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

### **Financial**

Review March 2016 financial statements (draft)

The Board reviewed the draft March financial statements presented by Mr. Miller. It was moved, seconded, and passed (3-0) to defer on a professional reserve study analysis at this time.

Collection action on delinquent accounts

No action was taken.

Investment of Association's reserve funds in CD's

Mr. Light and Mr. Franssen are reviewing options.

### **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 99 request for Board hearing

Mrs. Carson presented the request from lot 99 to appeal to the Board regarding the DRC preliminary submittal decisions. The Board discussed the request. It was moved, seconded, and passed (4-0) to send a letter to the owner from the Board of Directors affirming the decision of the DRC.

Discussion of procedures changes

Mrs. Carson proposed that all correspondence be sent through Ms. Harrigan. Also, Mrs. Carson proposed that Ms. Harrigan represent the DRC as a whole by attending meetings, writing letters, and being the liaison between the DRC and owners. The DRC submittal fee should cover the extra costs of utilizing Ms. Harrigan more. It was moved, seconded, and passed (3-0) to allow Mrs. Carson to add further clarification to the DRC guidelines.

### **Community Eye Appeal**

Update on CC&R violations and responses

Mr. Miller removed a Coldwell Banker sign that was on Pine Forest property and moved it to the correct

Invasive weed eradication program

Mrs. Trambley reported on this program. There will be three separate community work days scheduled. CAMCO will send out flyers to the membership with dates. Pine Forest will provide lunches to all who participate.

**Common Area Maintenance**

In the Spring/Summer, CAMCO will perform some roadside and common area cleanup.

**Snow Removal**

Report on 2015/2016 winter service

Mr. Miller reported that the snow removal for the 2015/2016 winter will come in over budget by about \$1,000. With the significant winter this year, this number is not out of line.

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

Non comments were made.

**Schedule next Board of Directors meeting**

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

**Adjournment**

There being no further business the meeting was adjourned at 5:41 p.m.

Respectfully submitted,

Kimberly Harrigan  
Property Manager