

Minutes – Pine Forest Owners’ Association Board of Directors Meeting

Monday, January 9, 2017

4 p.m.

CAMCO Office

40165 Truckee Airport Road #304

Conference call number: (855) 212-0212

Meeting ID: 890-613-628#

Directors Present: Greg Daiker, Joel Light, Memory Trambley and Mindi Brenner (telephonically).

Directors Excused: Chris Franssen.

Others Present: Bob Yoder, Tom Maloney (telephonically), Kim Harrigan & Peter Miller – CAMCO.

Call to Order

President Light called the meeting to order at 4:01 p.m.

Approval of Minutes

October 29, 2016 Board of Directors Meeting

It was moved, seconded, and passed (4-0) to approve the minutes.

October 29, 2016 Annual Meeting (Form & Content Only)

It was moved, seconded, and passed (4-0) to approve the minutes for form and content only.

September 29, 2016 Executive Session Meeting

It was moved, seconded, and passed (4-0) to approve the minutes. There was nothing to report from the executive session meeting.

Financial

Review December 2016 financial statements (draft)

Ms. Harrigan presented the draft December 2016 financial statements for the Board to review. At the end of the first quarter, the Association is in great standing.

Design Review Committee

DRC Report

Ms. Harrigan presented the DRC report.

Lot 14 – House is under construction.

Lot 66 – House is occupied. Owners have not requested DRC final inspection.

Lot 104 – House is occupied. Owners have not requested DRC final inspection.

Lot 51 – House is under construction.

Lot 99 – Preliminary submittal stage for a mountain modern house. Lot is now up for sale, unsure if owners plan on resubmitting.

Lot 30 – Submittal approved. House is under construction. Addition above garage preliminarily approved.

Lot 31 – Preliminary submittal stage.

Lot 81 – House is under construction.

Outsourcing of DRC

The Board discussed the possible options of outsourcing some of the requirements of the DRC submittals. The DRC has gotten the opinion of an independent architect on one occasion, and will do so again if necessary. Bob Yoder is on the DRC for another Association and provided some input on the topic. There were many similarities in the two DRC procedures.

Ms. Harrigan will reach out to the new owner building on lot 30, who is an architect, to see if he would want to join the DRC.

Community Eye Appeal

Update on CC&Rs violations and responses

Two reported trailers on properties have been removed. CAMCO will keep an eye on one property that continues to sporadically have CC&R violations.

Defensible Space/Forest Health

Update on work

All tree removal work was completed by Jorge Benuto and his labor crew in the beginning of November. The HOA has been reimbursed for all but one lot.

Revenue Neutrality Update

Mr. Miller generated the total property taxes for 2016/2017 within Pine Forest and compared this amount to the amount needed for the Town of Truckee to take over maintenance and snow removal of Granite, Saddleback, and Parkland. Currently, the Association is roughly 3 new homes short of revenue neutrality.

This item will be revisited in the next few years once more homes get built. The pros and cons of revenue neutrality will be assessed at that time.

CAMCO Management Contract

Mr. Miller presented the updated CAMCO management contract. After communicating with lawyer, Brent Patten, some revisions were made to the original contract.

This item was tabled to the next meeting for the Board to review the contract in its entirety.

Membership Survey

The Board discussed the results from the SurveyMonkey survey. With regards to the DRC, the Board's goal is to make the process easier for owners and the DRC, while adhering to the DRC Guidelines and CC&Rs. The Board will continue to take survey comments into consideration.

Homeowner comments on items not on the agenda

President Light received a comment regarding lack of meeting notices. Recently CAMCO started emailing the meeting agenda, on top of posting the sign at the postal island. Ms. Harrigan will ensure that all future agendas get posted to the website, the current one was missed. Also, the most recent minutes on the website are from April 2016. Ms. Harrigan will update with the webmaster.

The mailboxes are being plowed by Pombo when he plows the neighborhood, and shoveling of the mailboxes will be done by CAMCO upon request.

Tom Maloney commented that the meeting was very effective and is grateful to all in attendance.

Schedule next Board of Directors meeting

The next meeting was scheduled for Monday, April 3, 2017 at 4 p.m. at the CAMCO office.

Adjournment

There being no further business the meeting was adjourned at 5:23 p.m.

Respectfully Submitted,

Kimberly Harrigan
Property Manager