

Pine Forest Owners Association Board of Directors Meeting

Monday, July 17, 2017

4 p.m.

Airport Conference Room A

10356 Truckee Airport Road

Conference call number: (855) 212-0212

Meeting ID: 890-613-628#

Directors Present: Mindi Brenner, Memory Trambley, Joel Light, and Chris Franssen (Telephonically)

Directors Excused: Greg Daiker

Others Present: Steve Trambley (111), Ron & Linda Carson (29), Peter Golze (36), Zach Pehling (31), Doug Ott and Aja Cook (7), Bob Belden – Truckee Fire, Jaime Waltman – Elements Mountain Co., Kim Harrigan and Tim Sawyer – CAMCO

(Bob Belden and Jaime Waltman spoke first)

Call to order

The meeting was called to order at 4:07 p.m.

Approval of Minutes:

April 3, 2017 Board of Directors Meeting

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

Homeowner comments on items not on the agenda

Aja Cook asked about maintaining the bike path along Comstock. The Board informed that the path is maintained by the Association. Maintenance of the path will be discussed with the proposed CAMCO maintenance contract.

Financial:

Review June 2017 financial statements

Kim Harrigan presented the June financial statements for the Board to review. It was moved, seconded, and passed unanimously to accept the financial statements.

Possible Reduction of Dues

After discussion of the operating expenses still expected this fiscal year, including sealing of the roads and defensible space, it was decided to keep the dues at the same rate for the 2017/2018 fiscal year.

Review and approve draft 2017/2018 budget

Kim Harrigan presented the draft budget for 2017/2018 fiscal year. After discussion, it was moved to accept the proposed budget with adjustments to the reserve allocations, road maintenance to reflect sealing the roads, and no decrease to the dues, seconded, and passed.

Design Review Committee

DRC Report

Kim Harrigan provided the DRC report.

Lot 14 – House is under construction

Lot 66 – House is occupied. Owners have requested DRC final inspection.

Lot 104 – House is occupied. Owners have 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.

Kim Harrigan will draft a policy regarding landscape requirements and deposit forfeitures after non-completion of projects.

Community Eye Appeal

Update on CC&R violations and responses

Kim Harrigan drives through the Association twice a month. There were no violations to report recently.

At the previous meeting an owner reported that a shed had collapsed from the heavy winter. Kim Harrigan contacted the owner inquiring about the plan for cleaning the shed up once the snow melts. The owner provided photos to Kim Harrigan after the shed was completely cleaned up.

Dependable Tow

Jenna Gatto with the Town of Truckee informed Kim Harrigan that the project is being brought to the Planning Commission on Tuesday, July 18 at 6 p.m. All Pine Forest owners are welcome to attend and voice any concerns.

Multiple owners have provided comments to the Town of Truckee as well.

CAMCO Maintenance Contract

Landscaping

Kim Harrigan prepared a maintenance contract for the Board to review. It was moved, seconded, and passed unanimously to approve the contract.

Possible CC&R Amendments

Short-term rentals

The Board sent a letter to all homeowners requesting comments so it could gauge the level of interest in short-term rentals (STRs) in Pine Forest. Seventeen responses were received: six were in favor of pursuing the possibility of STRs and eleven were opposed to allowing STRs in Pine Forest. Because a clear majority of the responses showed opposition to changing the CC&Rs to allow STRs, the matter was removed from the agenda and officially closed.

Summer Maintenance

Tree removal

Bob Belden of the Truckee Fire spoke on the effects of the drought and the heavy winter. Many trees have fallen over after being stressed from the drought and not strong enough to survive the winter. Fallen trees pose a risk of having more tree destroying beetles. Fir trees are not native to the area and will continue to fall and die. Mr. Belden stated that Pine Forest has done a very good job of managing their forest and encourages the Association to continue to do so.

Forester Bill Houdyschell prepared a report for the Pine Forest Association. Many trees have died this year after the heavy winter. Kim Harrigan obtained 2 estimates from Arevalo Tree and Jorge Benuto. After review of the estimates it was moved, seconded, and passed to approve Jorge Benuto to proceed with the work pending the remainder of his proposal estimates.

Kim Harrigan will notify all owners of work that needs to be done on properties and provide the cost estimate if they were to use Jorge Benuto. Estimates from Jorge Benuto are provided as a courtesy to owners. Owners may choose to remove the trees themselves or use another qualified tree removal contractor. Kim will also work with Jorge to plan out scheduling.

Invasive weed removal

Tim Sawyer will work with Memory Trambley and Gordon Shaw to try to maintain the growth of the bull thistles and other invasive weeds.

Neighborhood drainage

Tim Sawyer is still working with Al Pombo to determine the work that needs to be done to mitigate the flooding issue that was prevalent during the winter. Tim will provide further information as it becomes available. The importance of getting the work done before winter was stressed.

Road maintenance

Jaime Waltman of Elements Mountain Co. reviewed the difference between the type 2 slurry seal that the Town of Truckee is putting on roads currently and the seal coat that Elements puts down on the road. One of the biggest differences is the type 2 is much thicker, but the seal coat still fills the voids that are in the roads.

Kim Harrigan received two estimates from Elements Mountain Co. and Shaffer Sealing for crack fill and sealing of Granite, Parkland, and Saddleback. After review, it was moved, seconded, and passed to approve Shaffer Sealing to perform the seal coat work. Kim Harrigan will inquire if discounts can be provided to those owners that want to have their driveway sealed at the same time.

Real Estate Sign Policy

Due to pushback of some realtors refusing to adhere to the Pine Forest Sign Policy, the Board directed Kim Harrigan to draft a Real Estate Sign Policy to clarify some of the rules and restrictions. The Board finalized the draft and it will be sent to the membership for comments.

Neighborhood BBQ

The neighborhood BBQ is scheduled for Saturday, August 19. Notice was sent to all owners by CAMCO and RSVP is requested.

Schedule next Board of Directors meeting

The next meeting was tentatively scheduled for Saturday, October 21 at 9 a.m. at the airport conference room with the annual meeting to follow.

Adjournment

There being no further business the meeting was adjourned at 6:32 p.m.

Respectfully submitted,

Kimberly Harrigan
Property Manager