

Pine Forest Owners' Association Annual Membership Meeting

Saturday, October 21, 2017

10 a.m.

Truckee Tahoe Airport Small Meeting Room 10356 Truckee Airport Road, Truckee

Directors Present: Mindi Brenner, Joel Light, and Memory Trambley.

Directors Excused: Greg Daiker and Chris Franssen

Others Present: Ron & Linda Carson (29), Ursula Heffernon (32), Gordon Shaw (37), Bob Yoder & Nancy Davis (59), Zach Pehling (31), Steve Trambley (111), Aja Ott (7), and Kim Harrigan – CAMCO

Call to order and determination of a quorum

The meeting was called to order at 10:12 a.m.

Begin counting of Board of Directors election ballots by Inspector of Election

The Inspector of Election, Ron and Linda Carson began counting the ballots.

Introduction of the Board of Directors and Membership

Introductions were made.

Approval of Minutes of the 2016 Annual Meeting

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

Approval of Resolution 70-604

It was moved, seconded, and passed to approve the resolution.

Chairman's Report

Joel Light reported that he has been the President of the HOA for several years. The biggest item that the Association handles are the maintenance of the roads and snow removal. Joel also informed of the Design Review Committee and to contact Kim Harrigan with any questions or submittals.

Design Review Committee Report

Kim Harrigan provided the Design Review Committee report.

Lot 14 – Owners have requested final inspection.

Lot 51 – House is under construction.

Lot 30 – House is under construction.

Lot 31 – Preliminary submittal stage.

Lot 81 – House is under construction.

Financial Report

Kim Harrigan gave the Financial Report to the membership, which included the September balance sheet as well as the fiscal 2016/2017 profit and loss report.

Property Manager's Report

Kim Harrigan reported that the Board and CAMCO reached a mutual maintenance agreement and CAMCO performed those duties during the summer season. A couple of those items included weed removal in the common areas, weed whacking all roadways, and clean-up of the pathways.

It was also reported that Shaffer Sealing performed a seal coat on all of the roads.

Defensible Space/Forest Health

Registered Forester Bill Houdyschell performed an evaluation of the Association and provided a report of all trees needing removal. The Board approved Jorge Benuto to perform the removal work and Mr. Benuto is almost finished. Owners will be invoiced once all of the work is complete.

Old Business

The membership was reminded to continue to contact the Town of Truckee Code Enforcement regarding the incomplete Dependable Tow building.

New Business

Aja Ott commented that she will be writing to the Town of Truckee to request that another 25-mph speed limit sign be posted on Comstock Drive heading south.

Bob Yoder inquired about any DRC variances on the design guidelines, specifically mountain modern designs. Steve Trambley reported that it was previously requested by the Board to include mountain modern designs as well. However, each submittal is still reviewed on a case-by-case basis.

Ron Carson inquired if he could be reimbursed for the work that was done on the drainage swale next to his property. Joel Light informed Ron to send the receipt to Kim Harrigan and she will send it to the Board for approval.

Mindi Brenner inquired about informing owners of how to prepare for fire safety and have an evacuation plan in place. It will be added to the next Board agenda and Ron Carson will talk to the membership.

Results of Board of Directors election

The results of the Board of Directors Election were as follows:

Mindi Brenner	26 votes
Greg Daiker	15
Aja Ott	26
Zach Pehling	22

Congratulations was extended to Mindi Brenner and Aja Ott. They will serve for terms of two years. The Board thanked Greg Daiker for his service on the Board. Zach Pehling was also thanked for his continued interest to be on the Board and was urged to continue to attend the meetings.

Adjournment

There being no further business the meeting was adjourned at 11:11 a.m.

Respectfully submitted,

Kimberly Harrigan
Property Manager