

Pine Forest Owners' Association Annual Meeting

Saturday, October 26, 2019

10 a.m.

Airport Conference Room A

10356 Truckee Airport Road, Truckee

Directors Present: Ursula Heffernon, Katie Kosich, Diane Wagner, Mindi Brenner, and Aja Cook

Others Present: Linda Carson, Jeff Heffernon, Bob Wagner, Carrie Haines, Dustin Hawes, Memory & Steve Trambley, Gordon & Kim Cross, Wendy Sumner, Jeff Loux, Doug Ott, Peter Werbel, Alar Saaremets, Tim Sawyer and Kim Harrigan – CAMCO

Call to order and determination of a quorum

The meeting was called to order at 10:28 a.m. and a quorum was established with 66 ballots received. Three ballots were not signed and not counted.

Open forum

One owner commented that the lighting on the large Pine Forest sign is not night-sky compliant and beam into the neighboring homes. This item will be added to a future Board agenda to discuss options to correct.

Another owner inquired why tree removal requests have to go through the Design Review Committee for approval if a forester or arborist requires the removal. The CC&Rs require tree removal to be submitted to the committee.

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

The Board appointed 3 members, Dustin Hawes, Kim Cross, and Memory Trambley as the ballot counters. They began counting ballots.

Introduction of the Board of Directors and Membership

Introductions were made after calling the meeting to order.

Approval of Minutes of the 2018 Annual Meeting

Doug Ott moved to approve the minutes as presented. The motion was seconded by Alar Saaremets and passed unanimously

Approval of Resolution 70-604

Steve Trambley moved to approve the resolution that allows excess income to roll into the next fiscal year. The motion was seconded by Peter Werbel and passed unanimously

Chairman's Report

Ursula Heffernon provided a detailed report. A copy of the report is attached.

Design Review Committee Report

Kim Harrigan commented that this item was touched on in Ursula's report.

Financial Report

Kim Harrigan informed that the Association finished the year with expenses exceeding income. She also went over the reasons for the \$92 annual increase in assessments in 2019/2020, which was largely due to a larger reserve allocation and a larger budget amount for defensible space.

Property Manager's Report

Ursula touched on all items during the chairman's report. Kim Harrigan reiterated the maintenance items completed this year, which included defensible space, crack fill, weed whacking, weed removal, and regular pathway maintenance.

Defensible Space/Forest Health

Fire Prevention Inspector, Bob Belden, spoke following introductions. He spoke on the advantages of becoming a FireWise Community, of which the biggest one is obtaining fire insurance. Another advantage is possibly getting grant funding for defensible space work. In order to keep the designation, owners will have to log defensible space hours and specific meetings must take place once a year. Insurance effects are not quite taking place yet, but some companies are starting to recognize FireWise designations.

Additionally, he commented that Pine Forest has been doing a great job of tree removal and cleanup over the past few years. Since fires cannot take place as they used to, more brush is growing thicker and taller. Furthermore, the bark beetle used to die off during cold temperatures, but that is no longer taking place. As a result, more trees are dying. It is mother nature's way of thinning the forest without fires.

Embers cast from fires are the main cause of houses burning down. Bob recommended owners limb trees, thin trees and brush, get pine needles off of all home areas, and move any wood piles 30' from the home. If woodpiles are to be kept on decks, they must be covered and wrapped in a fireproof tarp.

Bob commented that a lot of defensible space work is being done in the Truckee community. However, these firebreaks are not sufficient unless the people it's protecting are doing work on adjacent individual properties as well. Owners must think about making homes safe to stay in in case evacuation is not possible.

Results of Board of Directors election

Prior to the meetings, Aja Cook and Laura Kosich withdrew their names from the election. The results of the election were as follows:

| | |
|----------------|----------|
| Ron Carson | 45 votes |
| Aja Cook | 18 votes |
| Gordon Cross | 8 votes |
| Jeff Heffernon | 35 votes |
| Laura Kosich | 16 votes |

Ron Carson and Jeff Heffernon will serve on the Board for two-year terms. Aja Cook and Mindi Brenner were thanked for their service on the Board. Ursula Heffernon provided floral gifts to both.

Adjournment

There being no further business the meeting was adjourned at 11:28 a.m.

Prepared by,

Kimberly Harrigan
Property Manager