

**Ursula Heffernon's Chairman's Report**  
**October 26, 2019**

- Since Oct. 2018 we have seen:
  - 5 new homes began construction
  - 1 home completed
  - 12 lots sold
  - 14 lots actively for sale
  - 1 in escrow
  
- By my count we now have 45 homes either built or under construction in our development.
  
- Over the course of this year there has been instability on our Design Review Committee. We can walk or drive around Pine Forest and easily tell that our Design Review Committee has been doing an excellent job over the years. We should remember the job of the DRC is to represent all of us in insuring homes in our neighborhood are in compliance with our governing documents. The DRC (and the Board) have the job of understanding and enforcing these legally binding governing documents. The building guidelines were not written to make it easy to build homes in Pine Forest, but to assure homes in our neighborhood are built to a certain standard. Our current interim DRC has been doing a fine job under difficult circumstances and we look forward to working with them and getting the DRC back on track this coming year. Our community and the board both need to support DRC in their efforts.
  
- Our association has been active in protecting our neighborhood from fires. All roads were weed-whipped twice this summer. There is an ongoing effort to clear our common areas of dangerous brush and small trees. Larger trees are being limbed to prevent fire from spreading from the ground into the trees. Ron Carson established a voluntary initiative for owners to maintain clearing fire hydrants of snow throughout the winter months. Most hydrants are now maintained, and the Board is asking other lot and homeowners near hydrants to join the effort to help better protect our neighborhood. Ron has also led efforts to establish the Fire Wise Program in our neighborhood.
  
- Speaking of maintenance, the pathway along Comstock was contracted to be snow blown, roads were crack sealed, road signs were reinstalled, and the rusted mailbox support post was repainted. We still need to repair and paint both PF monuments. We also need to engage Nevada County for noxious, invasive weed control.

- There has been an ongoing effort to understand and resolve issues around our drainage system improvements that handle the water running off of Alder Hill through our entire development. This winter Ron Hemig, a former board member of the Pine Forest Owners association and involved with our developers from the beginning met with our board. He brought to the board's attention that it was the full intent of our original developer, Hoffman Development, that the entire PF drainage system is one system (swales, ditches, retention ponds, culvers, etc.) as a dedicated easement (common area) to be fully maintained and repaired by the PF Owners Association. Diane Wagner has led the board's efforts to consult with both legal and water drainage experts. The Board engaged Brian Hanley as council to our Board. Balance Hydrologics, Inc. has been hired to evaluate the drainage system along Granite Drive that has caused flooding and to recommend corrective measures to improve drainage to alleviate future flooding. Diane Wagner will continue to work with them.

- The one responsibility that I am sure no board member enjoys dealing with is infractions of our CC&R's. We have had a few this year and working with CAMCO we are doing our best to address them. I would ask everyone to read our CC&R's and do their best to follow them. If you have questions please contact CAMCO. There were violations of our short-term rentals rule which per our CC&R's are not allowed in Pine Forest. (Rentals of 90 days duration or longer are allowed such as ski leases.) There were parking rules violations which do not allow boats, snow mobile trailers or trailers to be parked in our driveways. The CC&R's are designed to protect everyone's interest and property values. Not respecting and observing these rules leads to disharmony and ill will in our community. I implore that all owners help turn this behavior around willingly and quickly.

- Our governing documents require a reserve study update every 3 years and this has been overdue. Our reserve budget determines how much we need to set aside each year to replace major improvements such as our roads. The reserve budget in part determines our annual dues assessment. The board initiated and received the Browning Reserve Study to assess our 30-year reserve funding plan. As you would easily expect the road maintenance and replacement cost are estimated to be much higher than they were estimated at time of our last study quite a few years ago. It is an ongoing project. One factor will be whether Pine Forest will want to or can turn snow removal and road maintenance over to the City of Truckee which is a revenue neutrality issue that depends on how much property tax is paid per mile of road. It is the old cost benefit question for Pine Forest and depends on whether we want to determine how and when our roads are maintained and cleared of snow or leave it to the City. We need to look into this carefully.

Moving forward, the priorities of the new Board will be to:

- Evaluate the Browning Reserve Study and Revenue Neutrality requirements.
- Revise our fiscal budget and association dues to meet current and future demands.
- Appoint qualified Design Review Committee members.
- Correct and repair our drainage system issues.
- Continue defensible space/fire suppression activity on common area lots and on owner lots.
- Establish the Fire Wise Program in our neighborhood.
- Resolve member infractions of our governing documents.
- Update governing documents to the current Davis Stirling Act and other newly enacted laws (SB323) that have a big impact on our governing documents.
- Engage Nevada County for noxious, invasive weed control.
- Repair and paint both PF monuments.

This means, each Board member will have a lot of work ahead of them, which will involve more hours outside of Board meetings, and it will be their continued task to uphold all governing documents with utmost integrity and diligence.

Please Members, stay engaged with and provide harmony throughout our PF community.

Thank you kindly, Ursula Heffernon  
PF President/Chairperson