

2020 Pine Forest Owners Association Chairperson's Report

Oct. 10, 2020

As our Pine Forest Association wraps up this fiscal year from Oct. 2019 to Oct. 2020, I would like to summarize our Board's accomplishments. Yes, 2020 came in with a bang and then suddenly we were paralyzed in many regards by Covid-19. However, despite these last trying few months, our dedicated board members have persevered with determining and prioritizing our association's needs.

Since we are experiencing another 2020 virtual meeting today, let me introduce each of you to our current board members: Katie Kosich, Diane Wagner, Jeff Heffernon, Ron Carson and myself.

As a board, we came together to discuss openly, issues, challenges, and accomplishments to set forth standards that are in the best interests of our community as a whole and to improve property values while providing for neighborhood harmony. I would like to touch on many of these accomplishments:

We put into place an interim DRC that now, with the addition of a third hard working member, is our established DRC. With the multitude of lot and home sales over the last several months, they are dedicating untold hours to keep our neighborhood to the high standards of our CC&Rs and Design Review Guidelines. May we recognize: Keith Kelly, Jordan Kobert, and Darin Sheridan for their professionalism and perseverance. Many, many thanks and please, continue to do your best with the many challenges ahead.

For over 12 years, our Association had not engaged in having an updated reserve study. Jeff Heffernon, as our treasurer, took it upon himself to look into this important matter and engaged the Browning Reserve Group, which has reviewed our neighborhood needs and provided us with the needed Reserve Study documentation for future boards to follow as our 30-year reserve-funding plan. It now meets the CA Civil Code requirements. Based on this study, Jeff has brought to light and with thorough insight the need to increase our dues despite our reluctance to face this reality. Thank you kindly for all of your efforts in accomplishing this important task Jeff.

Likewise, for more than 12 years, our individual and common-area properties have not been managed well for defensible space and better fire protection. Ron & Linda Carson reached out to property owners to volunteer to keep fire hydrants clear of snow throughout the winter months. We commend those of you who took out their shovels and snow blowers to manage a number of our hydrants all winter long. We hope many more owners will now step up to the plate or should I say, the hydrant, this winter to better protect our entire neighborhood throughout the winter months!

In addition to this, the Carson's formed a defensible space committee and worked diligently with homeowners to clear lots of brush and the limbing up of trees to decrease ladder fuel in the case of a ground fire. We are now a "FireWise" community and need to keep up the good work over time. Thank you Linda and Ron.

With Diane Wagner's professional expertise and dedication, our swale and pond easements are now known as one system and are the responsibility of the Association and not individual owners. Hence, after numerous years, the swales have been cleaned out of accumulated debris. Additionally, our Association is in the middle of finalizing the needed repairs to a swale and retention pond to improve the carrying capacity to avoid future potential flooding issues. Diane has worked diligently with the preliminary investigation of the situation and is now leading us into the final phase of actual dirt and rock moving repairs. We could not have done this without your commitment, despite the many obstacles thus far. Thanks so very much Diane.

Katie Kosich helped handle the adoption of the Ethics Policy for Board and Committee Members due to mandatory changes in our State laws. She encouraged open, courteous, meaningful discussions and meetings. Also, she has contributed to the explanatory writing of our association dues increase. Plus, she is running once again as a board member. Thank you Katie for your continued service to our Pine Forest community.

As for myself, as your president, I:

- Updated our Association's election format due to new laws that became effective as of Jan. 1, 2020. The main effort was complying with the election procedure reforms. I established the needed timeline, interviewed our Inspector of Elections Mr. Michael Thomas, prepared ballot materials, etc.
- Set up an annual calendar of meeting dates to better stay up on issues that needed our attention to accomplish completions.
- Conducted courteous and respectful recorded meetings.
- Worked towards maintaining the integrity of our open meetings.
- Invited the greater membership to engage in meeting discussions.
- Engaged legal council with Mr. Brian Hanley for our Association needs.
- Worked with our property management company to better our violation process and hearings.
- Distributed the "NEVADA COUNTY EVACUATED" tags to each household.
- Formalized our Bicycle Pedestrian Easement (BPE) Agreement (also known as our pathway paralleling Comstock Drive) with the Town of Truckee. The issue was that the Town wanted our Association to be totally responsible for the entire pathway from the corner of Pioneer Trail to Alder Drive. Now we are only responsible for maintaining the section that is within our Association boundaries.

Now we must look forward to the future and continue to work on expanding what we have accomplished thus far for our Pine Forest community. It will take each board member's dedication and efforts to continue prioritizing these needs rather than wants of our community.

As your out-going president, I hand over the gavel, so to speak, to our incoming board member Alar Saaremets and our continuing board members Katie Kosich, Jeff Heffernon, Diane Wagner and Ron Carson. Thank you for the honor of working with you individually and as a community. May this board continue in a spirit of enthusiasm by upholding our governing documents for our community as a whole.

In light of their efforts, I will be dropping off a small token of appreciation for working with me.

Respectively submitted,
Ursula Heffernon
PF President/Chairperson