

Pine Forest Owners Association Special Board of Directors Meeting

Tuesday, December 1, 2020 5:00 p.m.

Meeting URL: <https://anymeeting.com/lduelrqpm1qoqp>

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

Directors Present: Katie Kosich, Ron Carson, Jeff Heffernon, Diane Wagner, and Alar Saaremets
Others Present: Ursula Heffernon, Steve Jolly, Mike Updegraff, Michael Thomas – Inspector of Elections, and Kim Sperlin – CAMCO. Thomas Richardson and Ted Fagenson joined and left the meeting in the middle.

I. Call to order

The meeting was called to order at 5:00 p.m.

II. Begin counting of ballots by Inspector of Election

Michael Thomas began counting the 62 ballots received.

III. Homeowner comments

Alar Saarements commented that the new bills passed in California regarding ADU's throw out some of the Association's current rules for rentals, setbacks, etc. Alar encouraged everyone to read up on the new laws so the Association can get into compliance. Additionally, Alar will distribute reading materials to the Board.

Ron Carson informed that he walked the common areas with Hall Tree to confirm the defensible space work. Some work has not finished so Hall Tree has reserved 10% from their invoice until the work is completed. All undeveloped lots that did not do their defensible space work received a notice from Truckee Fire.

Additionally, Ron commented that the snowplow knocked over a snow pole at the corner of Granite and Saddleback where CAMCO shored up the curve this summer. Diane will contact Ruppert.

Ursula Heffernon commented that the sewer company recently scoped the lines and reported that everything looks great.

IV. Maintenance

a. Drainage

Diane Wagner reported that the drainage repair work between lots 29 and 30 is completed as of last week. Lopez Excavating was hired to do the work on the swale and drainage pond outlet.

b. Comstock pathway

Diane Wagner reminded of the pathway options of entering an agreement with the Town taking the responsibility of the pathway maintenance or having the Town perform the maintenance. Jeff Heffernon informed that he spoke with staff at the Town about a few items.

First, their proposal for the Town to take over maintenance is not being proposed for this winter. Second, Jeff discussed with the staff that the costs to maintain seem a little high compared to current costs. It was thought that the proposed amount was based on higher use trails such as the legacy trail. There was discussion amongst the Board on what option to move forward with. Diane Wagner moved to sign the trail maintenance agreement for Pine Forest with the Town of Truckee. Ron Carson seconded, and the motion carried unanimously.

V. Results of ballots – assessment increase and resolution 70-604

Michael Thomas announced the results as follows:

Board election:

Katie Kosich	49 votes
Alar Saaremets	48 votes
Diane Wagner	45 votes

Resolution 70-604:

50 yes, 12 no

Assessment increase:

20 yes, 41 no

VI. Adjournment

There being no further business the meeting was adjourned at 5:43 p.m.

Prepared by,

Kimberly Sperlin
Property Manager