

Pine Forest Owners' Association Annual Meeting

Saturday, October 9, 2021 10 a.m.

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

Directors Present: Diane Wagner, Ron Carson, Katie Kosich, Jeff Heffernon, and Alar Saaremets

Others Present: Darin Sheridan, Mark & Jan Chapman, Michel Floyd, Joe Ernst, Memory Trambley, Stephen Hunt, Linda Carson, Jessica McMillion – Inspector of Elections, and Kim Sperlin – CAMCO

I. Call to order and determination of a quorum

The meeting was called to order at 10:05 a.m. and a quorum was established with ballots received.

II. Introduction of the Board of Directors and Membership

Introductions were made.

III. Open forum

No comments were made.

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

Jessica began counting ballots.

V. Approval of Minutes of the 2020 Annual Meeting

Diane moved to approve the minutes as presented. Ron seconded, and the motion carried unanimously.

VI. Chairman's Report

Diane reported that the last fiscal year was unique with all Board meetings held on an online platform. One positive outcome was that it allowed for more participation from members. The Board had a year of great success working together and addressing issues. Diane continued that Ron and Linda Carson have done great work with Firewise and getting owners to clean lots. Jeff has done a great job with the financial information and explaining in layman's terms. The biggest change has been the incredible amount of growth in construction and sales. With this growth, more owners at home, and more construction violations and issues, the Board and design committee worked to more comfortably coexist with the ongoing work. Finally, Diane thanked all Board members for thoughtful discussions and help.

VII. Design Review Committee Report

Darin reported that there are currently 8 homes under construction and 15 in various submission stages. The committee is working on walking jobs more often to ensure homes are being built per the approved plans. Diane thanked Darin and the committee for the tireless work they've undertaken the last year and a half.

VIII. Financial Report

Jeff reported that the Association has roughly \$600,000 in bank deposits with about half in refundable DRC deposits. The Association stayed on budget well through the year thanks

to a light snow year. Member assessments are current. The biggest challenge now is catching up on reserve funding, depending on possible revenue neutrality.

IX. Defensible Space/Forest Health

Ron reported that defensible space in the neighborhood has been taking place by owners. The chipping service in July was another success with more participation. As soon as the snow melts next year, the Firewise committee will determine properties needing defensible space work and notice will be sent as soon as possible. The common area defensible space work was completed this year by Hall Tree and should be good for a few years before needing to revisit.

X. Property Manager's Report

Kim did not have anything to add following the other reports but thanked the Board and DRC for all of the work they have done. It has been a pleasure working with both entities and getting things accomplished throughout the year.

XI. Results of Board of Directors election and resolution 70-604

Ursula was thanked for all of her work on the election.

Jessica announced the results as follows: 65 ballots received, 12 disqualified for no signature, and 1 no vote.

Ron Carson	45 votes
Mike Haag	8 votes
Jeff Heffernon	47 votes

Ron and Jeff were thanked for their continued service and Mike was thanked for his interest in serving.

Resolution 70-604 passed with 49 in favor and 2 opposed.

XII. Adjournment

There being no further business the meeting was adjourned at 10:36 a.m.

XIII. Organizational meeting to elect officers

Diane moved to elect the officers as noted below. Alar seconded, and the motion carried unanimously.

President	Katie Kosich
Vice President	Ron Carson
Treasurer	Jeff Heffernon
Secretary	Alar Saaremets
Director at Large	Diane Wagner