

Pine Forest Owners Association Board of Directors Meeting

Saturday, October 9, 2021 9:00 a.m.

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

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, and Kim Sperlin – CAMCO

I. Call to order

The meeting was called to order at 9:02 a.m. and introductions were made.

II. Homeowner comments

Diane read a letter from a 3rd grader living in the neighborhood recommending that trees be planted to replace all trees cut during construction. It was asked that this request be added to the next meeting agenda.

Memory Trambley submitted a comment for the Board to consider mitigating the construction traffic cutting corners in the Association streets. Memory suggested placing boulders on the corners to prevent more erosion. It was asked of Memory to identify all of the corners needing boulders. The Board will try to obtain quotes from Lopez Excavating and Ruppert Inc. to be considered at the special meeting on October 27.

III. Approval of Minutes

a. July 14, 2021 Board of Directors meeting

Katie moved to approve the minutes as presented. Alar seconded, and the motion carried unanimously.

IV. Financial

a. Review August 2021 financial statements

Jeff commented that the Association came under budget on snow removal as well as crack fill and sealing work.

b. Delinquent accounts

Jeff added that there is not a delinquent assessments issue at this time. All assessments are current.

c. Revenue neutrality

Diane provided a background on revenue neutrality noting that the Association is currently responsible for maintenance and snow removal of Granite, Saddleback, and Parkland. Revenue neutrality would allow the maintenance of these roads to be taken over by the Town of Truckee. Comstock Drive and Comstock Place are already maintained by the Town. Diane recommended having the members provide input on this decision. The Board discussed possible pros and cons with the largest con being snow removal timing. Katie commented that she has not had much of an issue with snow removal on Comstock Place.

The Board agreed to gauge the membership's opinion on the option and will continue discussion at the next meeting.

d. Review and approve Levy & Erlanger engagement

Levy & Erlanger provided an engagement for financial review and tax filing at no increased cost from the prior year. Diane moved to approved. Jeff seconded, and the motion carried unanimously.

V. Design Review Committee

a. DRC Report

Darin reported that 8 homes are being built and 15 are under some type of submission review.

b. Rewrite/update DRC Guidelines

This item was tabled to the next meeting to obtain proposals.

c. CAMCO submittal compensation – proposed addendum to contract

Diane moved to approve the addendum to compensate CAMCO \$225 per new home DRC submittals. Ron seconded, and the motion carried unanimously.

VI. Community Upkeep Efforts

a. Update on CC&R violations

The violations have mostly been construction with some real estate signs. One owner complaint was submitted regarding construction, but it should be mitigated with the proposed new construction rules.

b. FireWise & defensible space

Ron reported that the Association had enough hours logged for the year, so the certification remains in place. He and Kim have been working together on following up with owners following Bill Houdyschell's forester report. Many lots have been completing defensible space and tree removal as needed.

VII. Maintenance

a. Comstock pathway

The Town of Truckee provided a new proposal to the Board for turning the maintenance of the pathway over to them. The Town provided the snow removal last year. After consideration, Jeff moved to accept the Town's offer. Alar seconded, and the motion carried unanimously.

b. Review and approve snow removal contract with Ruppert

Ron inquired if the Board wants to entertain another proposal for snow removal. It was decided not to this year. Diane moved to approve. Katie seconded, and the motion carried unanimously.

VIII. Old Business

a. Rewrite Fine Policy & Construction/Job Site Rules

At the last meeting, the Board appointed a committee to work on rewriting the fine policy and construction rules as the documents conflicted with each other and were difficult to enforce. The committee put together drafts with the Association attorney and the drafts were sent for comment at the end of September. The Board will consider adopting the documents at the special meeting on October 27 at 5 p.m.

b. CC&R amendment/restatement & rewrite committee

There has not been any progress on this item and was tabled to the next meeting.

IX. New Business

No new business was discussed.

X. Schedule next Board of Directors meeting

The next meeting was scheduled for Thursday, January 13 at 5 p.m.

XI. Adjournment

There being no further business the meeting was adjourned at 10:04 a.m.

Prepared by,

Kimberly Sperlin
Property Manager