

Pine Forest Owners Association Special Board of Directors Meeting

Wednesday, October 27, 2021 5:00 p.m.

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Others Present: Jon Whaley, Stephen Hunt, Teal Ganci, and Kim Sperlin – CAMCO

I. Call to order

The meeting was called to order at 5:03 p.m.

II. Homeowner comments

No comments were made.

III. Old Business

Adopt new Fine Policy & Construction/Job Site Rules

The proposed Fine Policy and Construction Rules were sent to the membership in September for review and comment. Diane reviewed the background of the intent for these new documents. Since the older versions of these rules contained discrepancies and made enforcement on construction violations difficult, the intent was to streamline the Association's documents, update the fines to current times, allow enforcement and penalties to be assessed against contractors, and remove the discrepancies. Eight (8) owners submitted written comments for the Board's consideration, mostly regarding the construction rules. The majority were in favor and a couple asked for some edits.

A comment that was brought up twice was regarding the first rule requiring a licensed contractor to complete a new build. It was clarified that this requirement is not for routine maintenance items of a home and is noted in proposed item 8. An owner can still be the builder of their home but still must have a licensed contractor involved. This is also a requirement from the Town of Truckee. The Board further discussed comments provided by owners and made minor edits. Diane moved to approve the new Fine Policy and Construction Rules with the edits. Ron seconded, and the motion carried unanimously.

IV. New Business

Boulders on road corners

Diane spoke to Ruppert Inc. about installing boulders on the road corners in the Association to mitigate trucks breaking up the asphalt corners. They and Ron also met on site to discuss. Ruppert provided comments on concerns with placing boulders, mostly with snow removal. The boulders would be moved quite a bit with snow removal operations and then would have to be replaced each spring. At this time, Ruppert proposed installing extra cast iron snow stakes at the corners at a cost estimate not to exceed \$1,000. These snow stakes will stay up year-round to prevent trucks and cars from cutting the corners. They also discussed reinforcing the concerning corners in the summer. Diane moved to authorize Ruppert to install snow stakes on 2 corners,

Granite and Saddleback and Saddleback and Parkland, at a cost not to exceed \$1,000. Katie seconded, and the motion carried unanimously.

V. Confirm next Board of Directors meeting

It was confirmed that the next meeting is scheduled for Thursday, January 13 at 5 p.m.

VI. Adjournment

There being no further business the meeting was adjourned at 6:00 p.m.

Prepared by,

Kimberly Sperlin
Property Manager