

Pine Forest Owners Association Board of Directors Meeting

Thursday, January 13, 2022

5:00 p.m.

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Directors Absent: Ron Carson

Others Present: Stephen Hunt, Ursula Heffernon, Mark Chapman, Steve Jolly, Michel Floyd, Sonny & Lynn Mayugba, Kenneth & Jenny Kwitek, Teal Ganci, Peter Werbel, and Kim Sperlin – CAMCO

I. Call to order

The meeting was called to order at 5:04 p.m.

II. Homeowner comments

No comments were made.

III. Approval of Minutes

a. October 9, 2021 Board of Directors meeting

Jeff moved to approve the minutes. Diane seconded, and the motion carried unanimously.

b. October 9, 2021 annual membership meeting (form & content only)

Jeff moved to approve the minutes for form and content. Diane seconded, and the motion carried unanimously.

c. October 27, 2021 special Board of Directors meeting

Diane moved to approve the minutes. Alar seconded, and the motion carried unanimously.

IV. Financial

a. Review November 2021 financial statements

Jeff reviewed the financials for the Board.

b. Revenue neutrality

At the last meeting, it was agreed to gauge the membership on this topic. Katie proposed putting out a questionnaire to the membership and opened the floor to discussion on how to do so. It was agreed to get some information out to the membership and invite them to a forum for discussion on this topic. Diane will begin drafting the letter with input from the Board and Kim.

c. Review and approve financial review provided by Levy & Erlanger

Jeff reported that he reviewed the financial review and taxes provided by Levy and Erlanger and did not find any issues. Katie moved to approve the financial review. Alar seconded, and the motion carried unanimously.

V. Design Review Committee

a. DRC Report

Kim provided a brief report to the Board informing that many projects are still going through the design review process, most without issues.

One property submitted a letter to the Board asking for assistance in meeting with the Design Review Committee regarding a plan discrepancy issue. The owners reported that the Committee has not been willing to meet. The Board discussed possible next steps. The Committee invited any Board member to attend their next meeting to obtain more information. Katie and Alar will attend the next weekly committee meeting before responding to the owner.

b. Tree planting request

At the last meeting the Board reviewed a letter requesting that design projects require new trees to be planted for all ones being removed. Diane recommended adding this to the design guidelines as a suggestion when rewritten. This will be taken into consideration.

c. Rewrite/update DRC Guidelines

The committee confirmed that Shab and her company are not available to help with the rewrite, so they suggested using an outside firm. Katie will discuss firm options with the committee at the weekly meeting she attends.

VI. Community Upkeep Efforts

a. FireWise & defensible space

Ron Carson provided a report to the Board prior to the meeting noting that defensible space and dead tree notices are intended to be sent in early spring. Additionally, he recommended the Board approve the chipping service again this year. The Board agreed and a date will be scheduled at the next meeting.

VII. Maintenance

a. Mailboxes

During the last large winter storm, owners reported many issues with the mailboxes and delivery. Owners who helped keep the mailboxes clear during the storm were thanked for their time. Katie suggested keeping some kind of phone tree of volunteers for future use. It was noted that the boxes are older, so the Board discussed possibly replacing them with ones similar to the Association across Alder Drive. Kim provided an estimate of cost to replace the mailboxes. It was asked of Kim to get these added to the reserve study, confirm setup logistics with the post office, and confirm the boxes installed in the other Association.

b. Chain at dirt road within association

At previous meetings it was decided to have Ron Carson add signage to the entrances of the easement. That couldn't be completed and it was asked of CAMCO to install posts with a chain and sign to block access to non-Pine Forest members. Diane moved to approve having CAMCO install posts and chain on the service road running from Granite to Parkland. Alar seconded, and the motion carried unanimously.

c. Road corners

Kim was not able to obtain an update from Ruppert prior to the meeting, but confirmed they were informed of the approval following the October 27 meeting.

VIII. Old Business

a. CC&R amendment/restatement & rewrite committee

Katie suggested that the CC&R rewrites be in line with the updated Design Guidelines. Jeff recommended just handling the Design Guidelines first and then approaching the CC&R rewrites.

IX. New Business

a. SB9 – lot splits

A new California law will allow owners to split lots in 2 and build 2 structures on each new lot. The Town of Truckee put out information regarding their position with the new law. The letter from the Town notes that the new law does not preclude Association governing documents and restrictions.

X. Schedule next Board of Directors meeting

The next meeting was scheduled for Thursday, April 28 at 5 p.m.

XI. Adjournment

There being no further business the meeting was adjourned at 6:25 p.m.

Prepared by,

Kimberly Sperlin
Property Manager