

Minutes – Pine Forest Owners Association Annual Meeting

10 a.m. Saturday October 25, 2014

Truckee Airport Small Meeting Room 11356 Truckee Airport Rd. Truckee, CA

Others Present: Peter Miller and Levi Ponczoch—CAMCO

Call to order and determination of a quorum

Director Daiker called the meeting to order at 10:03 a.m. It was announced that a quorum 54% was established with 64 ballots.

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

Linda Carson volunteered to be the Inspector of Election with the assistance of Ron Hemig.

Introduction of the Board of Directors and Membership

Greg Daiker-Director

Memory Trambley- Director

Joel Light- Director

Membership in attendance- Steve Trambley, Gordon Shaw, Chris Franssen, Bob & Sharron

McDonald, Katie Dupree, Ron Hemig, Jean Daiker, Linda Carson, John Haines

Approval of Minutes of the 2013 Annual Meeting

It was moved, seconded and passed unanimously to approve the 2013 Annual Meeting Minutes.

Chairman's Report

Director Trambley reported that the "Weed Warriors" effort to remove invasive weed species was a success. She is looking into doing one more round of weed removal before the weather turns. Many members in attendance were on board to help her with this project.

Director Daiker reported to the membership that the Board has decided to wait on doing crack sealing till next year.

Design Review Committee Report

Mr. Trambley presented the DRC report. We currently have 8 projects in Pine Forest. Lot 66 has submitted conceptual drawings, Lot 104 has begun clearing and is working through the town, Lot 81 has been approved but has not started any work, Lot 26 has poured the foundation and will begin framing this week, Lot 62 has begun framing, Lot 11 is a mountain modern design and construction is moving along quickly, Lot 14 is still in the prelim stage of submittal with the DRC helping the owners tweak their design to conform with the guidelines, Lot 114 has submitted an appeal of the DRC decision. The board will be addressing this at the next board meeting.

Financial Report

Mr. Miller presented the financial report of the 2013-2014 year end. Total operating balance is \$80,573. Total reserve balance is \$211,995.78. This balance will be used to replace the common area elements such as the roads and entrance signs. It was reported that there was an excess of \$12,817.05 in the operating budget. It was moved, seconded and passed unanimously to adopt the following resolution:

Resolved that any excess of membership income over membership expense for the year ended September 30, 2014 as defined in the IRS Reg. 1.277-1, shall be applied against the subsequent tax year membership assessment for operation or common area replacement, as provided by IRS Revenue Ruling 70-604

Property Manager's Report

Mr. Miller gave a large "Thank You" to Steve Trambley, Gordon Shaw, and Greg Daiker for their work in the DRC this year.

Bob Belden of the TFD inspected the neighborhood in the spring and reported that no defensible space work was needed on lots or in the common area this year.

Old Business

Curb appeal of lots/homes was discussed. Director Daiker reported he had done some work on the home on lot 13 to clear pine needles for the lot and roof of home. He mentioned that he was approached about the possible sale of this home.

Mr. Trambley brought up the discussion point of short term rentals in the community. It is currently 90 days; he would like to see an amendment to the CCR's to read for a longer required rental period to discourage ski leases. Upon further discussion it was moved and seconded to add this discussion item to the next agenda.

New Business

No new business was discussed

Results of Board of Directors election

John Haines	36 votes (Non-Member)
Joel Light	33 votes
Memory Trambley	37 votes
Chakri Avala	11 votes
Lisa Hoffman	18 votes
Chris Franssen	22 votes

Memory Trambley, Joel Light, and Chris Franssen were all elected to serve two year terms ending in October 2016.

Adjournment

It was moved, seconded and passed unanimously to adjourn the meeting at 11 a.m.

Respectfully submitted,

Memory Trambley
Secretary

Prepared By: Levi Ponczoch