

Minutes - Pine Forest Owners Association Board of Directors Meeting
10 a.m. Wednesday August 13, 2014
CAMCO office 12219 Business Park Drive, Suite 8, Truckee
Conference call number: (855) 212-0212 Meeting ID: 890-613-628#

Directors present: Wayne Best, Linda Carson, Joel Light
Others present: Greg Daiker, Peter Miller

Call to order

The meeting was called to order at 10:04 by President Best.

Approval of Minutes:

Upon motion duly made and seconded, the minutes of the June 14, 2014 Board of Directors Meeting were approved unanimously.

Financial

The Board reviewed a draft of the July 2014 financial statements presented by Mr. Miller

The Board reviewed a proposed budget for 2014-2015 presented by Mr. Miller. After discussion it was moved seconded and passed to approve the budget as presented. Assessments will remain at \$50 per month billed quarterly. A \$10,000 allocation (\$84.75 per lot) will be made to the reserve fund in 2014/2015. No special assessment is planned for the year. The reserves at 91% funded are underfunded by \$20,168. A transfer can be made from the operating fund to bring the reserves to 100% funded. It was decided that the underfunded balance would be addressed at the annual meeting.

Update on collection action(s) on delinquent owner(s)

It was reported that Mrs. Trambley was looking into whether or not there are assets to pursue with the owner of lot 58. While the lot was foreclosed upon earlier in the year the unpaid assessments are still owed by the old owner. The Board will follow up on this with Mrs. Trambley at the next meeting.

Design Review Committee

Mr. Daiker reported on that three submittals had been processed recently. In reviewing the lot 114 submittal the committee decided that the plans need more architectural elements to bring them into compliance with DRC standards.

After discussion it was moved, seconded and passed unanimously to approve the Policy for Secondary Submittals.

It was moved, seconded, and passed unanimously to approve the Bear Box Policy as submitted.

Community Eye Appeal

The invasive weed eradication and control program was discussed. Two weed pulling events have been held. Mrs. Trambley has gotten a handle on invasive weed species in the neighborhood.

Aesthetic and fire prevention issues with several homes were discussed. Three homes continue to have weed issues that aren't maintained. The process to correct this should start with a call to the owner. A letter will be sent to the owner to clean up property if it is not done within a prescribed time. This is to be treated the same as fire prevention. A follow up on progress being made will be reported at the October meeting.

Mr. Daiker will address these issues on the lot at the corner of Comstock and Comstock Place.

Homeowner comments on items not on the agenda

Comments were made on the \$2,500 secondary submittal deposit to the DRC for landscaping work. If the original construction deposit is still being held on the lot and the landscaping has not been completed, a \$2,500 secondary submittal deposit is not required.

It was commented that for better correspondence with neighbors the Association needs owners' email addresses. A front sheet on the next mailed items will include an email enrollment form.

It was commented that the first house on Comstock after Industrial Way was reported having short term rentals. Mrs. Miller contacted the owner regarding this being in violation of the association's CC&Rs. The owner indicated that she would stop this practice.

Resignation of President Best

Mr. Best announced that he was resigning at end of the month when the escrow closes on his Comstock Place home.

Mrs. Cason announced that she was resigning from the Board effective August 14th discussed.

The two resignations create 2 openings on the Board by the end of the month. After discussion it was moved, seconded, and passed unanimously to appoint Mr. Daiker to serve the remainder of Mr. Best's term upon his resignation at end of month, pending the sale of his home.

Schedule next board meeting and annual meeting

The next board meeting was scheduled for 9 a.m. October 25th at the Truckee Airport small meeting room. The annual meeting will follow that morning in the same location at 10 a.m.

Adjournment

There being no further business the meeting was adjourned at 11:15 a.m.

Respectfully submitted,

Peter Miller
Property Manager