

Minutes - Pine Forest Owners Association Board of Directors Meeting
Wednesday October 8, 2014 3 p.m.
CAMCO office 12219 Business Park Drive, Suite 8, Truckee
Conference call number: (855) 212-0212 Meeting ID: 890-613-628#

Directors present: Greg Daiker, Memory Trambley
Director excused absent: Joel Light
Others present: Chakri Avala, Katie Dupree, Bob & Sharon MacDonald, Tom Maloney,
Peter Miller – CAMCO, Gordon Shaw, Steve Trambley

Call to order

The meeting was called to order at 3:04 p.m. by Director Trambley.

Approval of Minutes

It was moved, seconded and passed unanimously to approve the August 13, 2014 Board of Directors Meeting minutes.

Design Review Committee

Legal action regarding possible Lot 14 construction commencement without DRC plan approval.

No legal action was directed by the Board. The owner had applied for a building permit with the Town of Truckee prior to receiving DRC approval of the plans. A permit is ready to be pulled with the town. It was decided that the DRC would meet in the next few days, review the most recent plans, and provide written comments on changes for the plans to satisfy the design review guidelines. (Mrs. Dupree and Mr. & Mrs. MacDonald met with Mr. Shaw and Mr. Trambley after the board meeting and discussed changes to the plans for the next submittal).

Lot 114 appeal of DRC letter dated September 30th

The DRC invoked Section 5.10 of the CC&Rs (Employment of Architect or Engineer) requiring Mr. Avala to employ an architect or licensed building designer to design or review his proposed design and make changes for them to comply with the Design Guidelines and resubmit to the DRC.

Mr. Avala expressed his frustrations with the DRC and invoked Section 5.19 of the CC&Rs (Appeals), that has led to his engagement of an attorney to request an appeal of the DRC's recommendations to the Board. When asked by a board member if Mr. Avala intended to have his attorney present for the appeal his response was, "I'm not going to tell you."

The two board members in attendance had potential conflicts of interest with the committee and could not vote on the appeal at this time. A new board will be seated at the October 25, 2014 annual meeting. The appeal will be considered by the new board at a meeting to be scheduled at the earliest opportunity. Mr. Miller will write a letter to Mr. Avala advising him of such.

Homeowner comments on items not on the agenda

None were made.

Adjournment

There being no further business the meeting was adjourned at 4 p.m.

Respectfully submitted,

Peter Miller
Property Manager