

Pine Forest Owners' Association Annual Meeting

Saturday, October 28, 2023

10:30 a.m.

Truckee Airport Conference Room A 10356 Truckee Airport Road

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

Directors Present: Peter Werbel, Ron Carson, Jeff Heffernon, Cindy Sheridan, and Alar Saaremets

Others Present: Ursula Heffernon, Darin Sheridan, Steve & Memory Trambley, Linda Carson, Jaqui Braver, Michel Floyd, Bob Belden – Truckee Fire, and Kim Sperlin – CAMCO

I. Call to order and determination of a quorum

The meeting was called to order at 10:48 a.m. and a quorum was established with 50 ballots received.

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

Jamie Olson began counting the ballots.

III. Introduction of the Board of Directors and Membership

Introductions were made.

IV. Fire presentation by Bob Belden with Truckee Fire & raffle for members that logged defensible space hours.

Bob Belden began with a presentation and discussion on Firewise, defensible space, and Measure T. First, he noted that it has not really been a fire season this year. He commented that Pine Forest is doing a great job on defensible space efforts and encouraged owners to keep up the good work. He added that he has seen fuel reductions work in big fires to slow the fires and keep them to the ground. For Measure T, Bob reported that work will continue next year, it has just been harder to dispose of material. To finish, Bob answered questions from owners.

Next, the raffle for a \$100 gift card to ACE was held. All names that submitted defensible space hours were placed into the raffle, one per property. The name drawn at random was Katie Kosich.

V. Open forum

There were inquiries about picking piles or chipping them along the easement roads more than once per year. It was recommended to get dumpsters through TTSD as needed.

VI. Approval of Minutes of the 2022 Annual Meeting

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

VII. Chairman's Report

Peter informed that he and Michel thought about organizing a neighborhood winter Olympics, possibly over President's Day weekend. It was agreed to try to gauge the membership's interest on the option.

Peter reported that updates to the Design Guidelines are getting done and updates to the CC&Rs will happen soon. He thanked the committees for their work and reminded owners to read the rules and be sure contractors and subs are aware as well.

Next, he reminded owners of vacant lots to either put the lot signs back up standing or remove. Finally, Peter noted that Alpine Paving will be fixing the corner at Granite and Saddleback Drive.

VIII. Design Review Committee Report

Darin reviewed the report and map of current projects. He reported that 17 are under construction, 1 is complete, 6 have final approval, and 6 are in the preliminary stage. He added that the Design Guidelines update is almost complete.

IX. Financial Report

Jeff reported that the Association moved the reserve and DRC deposit accounts to different banks for more Association specific investments. He added that the Board will also consider moving the DRC funds with Chase Bank to UBS as well.

X. Defensible Space/Forest Health

Ron reported that 24 properties logged 344 hours, 224 cubic yards, and \$22,450.95 spent on defensible space work. A total of 36 entries were received from the 24 properties. Those owners were thanked for their time and commitment. All owners were reminded to log any defensible space work done on properties, noting the Association's goal of 50% owner participation.

Ron informed that he will review the common areas in the spring to work on any ladder fuel reduction needed.

XI. Property Manager's Report

Kim informed that she's received reports and seen different waste containers not stored out of sight. She reminded owners that the Association rules require containers and garbage cans to be stored out of sight from common areas and neighbors. All owners were also reminded to read through TTSD's (Tahoe Truckee Sierra Disposal) requirements on their website.

XII. Results of Board of Directors election and resolution 70-604

Jamie Olson reported that 39 ballots were counted as 9 were not signed and 2 had too many votes on the ballot. The results were as follows:

Ron Carson 32 votes
Jeff Heffernon 31 votes
Tim Mehan 11 votes

The resolution passed 37-0.

XIII. Adjournment

There being no further business the meeting was adjourned at 12:21 p.m.

XIV. Organizational meeting to elect officers

The Board agreed to keep the same positions as follows:

President	Peter Werbel
Vice President	Ron Carson
Treasurer	Jeff Heffernon
Secretary	Alar Saaremets
Director at Large	Cindy Sheridan

Prepared by,
Kimberly Sperlin – Property Manager