

April 9, 2016

Subj: Letter of Intent

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To whom it may concern:

This letter is to inform you of my intent to run for a seat on the Pine Mountain Club Property Owner's Association (PMCPOA) Board of Directors. In accordance with the Election Procedures, I have attached:

- Biography/Resume Including Election Platform
- Contact Information
- Candidate Disclosure Questionnaire
- PMCPOA Board Director Code of Ethics
- Acknowledgement of Election Materials

Thank You,



Keith L. Nette
PO Bo

Pine Mountain Club. CA 93222

4.5.39

Keith L. Nette

Mission Statement/ Election Platform

My wife Roseanne and I have been full time residents of Pine Mountain Club for the last three years. During this time we have noticed two distinct occurrences. First, the demographic of the PMC population is getting younger and second, long term PMC residents are becoming dissatisfied with how the Property Owners Association is being run. When elected, I believe, these along with many other issues need to be addressed by the PMCPOA board with a fresh, new perspective. Bringing more than 45 years of leadership and communication skills, while working with diverse groups, to the table, it is my goal to be that fresh, new perspective to the PMCPOA Board of Directors.

Biography/Resume

I was born in Bridgeport, Connecticut in 1954. My family moved to Riverside, California in the summer of 1959. Growing up in Riverside, I attended Catholic schools from kindergarten through fifth grade before moving on to public schools. After graduating high school, I joined the US Navy, serving almost nine years in the F-14 fighter community as an engine and fuel system mechanic (AD). While attached to Fighter Squadron 2 (VF-2) serving aboard USS Enterprise from 1972-1977 was awarded numerous commendations for exemplary service. When my tour in VF-2 was completed, I was attached to Fighter Squadron 124 (VF-124) at the Naval Air Station Miramar in San Diego where I served as the senior F-14 maintenance instructor for the AD rating. Leaving the Navy in late 1980 after achieving the rank of Petty Officer First Class (AD1), I moved on to a career in business.

Right after leaving the Navy, I was hired by a small defense contractor in San Diego. Being only their fifteenth employee, I served as both the Defense Security Officer dealing with all government classified information and as Project Manager for numerous US Navy programs. During my tenure I was instrumental in growing this company from fifteen to well over a hundred employees.

My next venture involved two of my friends. We started our own business developing educational materials for all branches of the military. Over the next seventeen years we developed many of the Distance Learning, Computer/Internet Based Training and Simulation technologies that are still in use today. When we sold our business in 1999 we had 120 employees working in ten offices in six states. I continued as company President through the early part of 2004. During this period of time, I also attended night school and earned my Bachelor's Degree in Business Administration.

For the next three years I enjoyed restoring classic cars. Then I met the love of my life, Roseanne, and moved from San Diego to Bakersfield (☹ I couldn't get her to move to San Diego). There we owned a Women's Boutique until moving to Pine Mountain Club three years ago. Here in Pine Mountain Club we operate both Mountain Community Concierge Services and Health and Fitness at PMC.

My experiences have provided me the opportunity to work with many diverse groups of people working toward common goals or objectives.

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APPENDIX C

CANDIDATE FILING REQUIREMENTS

1. A candidate must be on title and current in your financial obligations, to be qualified for nomination.
2. A candidate must be qualified according to bylaw 6.03 and election rule 20.01.
3. A candidate biography/resume is required. The biography/resume shall be typed on one side of one 8 ½ x 11 piece of paper. Include experience, qualifications, and election platform.
4. A candidate is required to complete and sign the following:
Contact information (appendix C)
Candidate disclosure questionnaire (appendix E) This document shall be included in the ballot package.
Code of ethics (appendix F)
Acknowledgment of election material (appendix G)

Filing Deadline: These documents must be submitted to the Association office no later than 5:00 p.m. on April 9th. If April 9 falls on a Saturday, Sunday, or holiday the deadline shall be 5:00 p.m. on the first business day thereafter.

CONTACT INFORMATION

Name Keith L. Nette
Date Received: 4/11/2016
Mailing address PO Box
City Pine Mountain Club State CA Zip 93222
Home telephone [REDACTED] v. [REDACTED]
E-mail address _____

APPENDIX E

CANDIDATE DISCLOSURE QUESTIONNAIRE

NAME: Keith L. NETTE

Ownership. Are you on title to a lot in the Association?

YES NO (See note)

Assessments. Are you current in the payment of all regular and special assessments due and payable to the Association as well as late fees and interest?

YES NO (See note)

Are you a member of the board of directors for the Mil Potrero Mutual Water Company?

YES NO (See note)

Note: If you are not on title or current in your financial obligations or on the board of the Mil Potrero Mutual Water Company, you are not qualified to be nominated.

QUESTIONNAIRE. Your answers to the following questions will be included in the election packet to the membership.

1. Co-Ownership. Are you a co-owner of a lot in the Association with another candidate or anyone who will be on the board if you are elected?

YES NO

Describe if YES: _____

2. CC&R Violations. Do you have any outstanding fines or suspensions for violation of the Association's CC&Rs or rules?

YES NO

3. Litigation.

a. Are you currently an opponent in any litigation or administrative proceeding against the board of directors, Association staff or the Association?

YES NO

Case Name: _____

b. Are you threatening litigation against the Association?

YES NO

Describe if YES: _____

4. Criminal record. Have you ever been convicted of a felony?

YES NO

Describe if YES: _____

5. Conflicts of interest.

a. Is any member of your immediate family employed by the Association? (see note 1)

YES NO

Describe if YES: _____

b. Do you have any ownership interest in or serve on the boards of any of the vendors providing services to the Association?

YES NO

Describe if YES: _____

c. Are you an employee of any of the vendors who provide services to the Association?

YES NO

Describe if YES: _____

d. Do you have family members employed by or with ownership interests in any vendors providing services to the Association?

YES NO

Describe if YES: _____

e. Are there any matters pending before the board in which you have a personal, financial or familial interest?

YES NO

Describe if YES: _____

f. Are you a member of the board of directors for Pine Mountain Club Commercial Property Owners Association or Pine Mountain Club Merchants Association?

YES NO

Describe if YES: _____

Note 1: A director shall be deemed to have a conflict of interest if that director or member of his/her immediate family is a principal, officer or employee of a party or entity involved in a matter or dispute with the board of directors, Association staff or the Association. A conflict of interest also exists if the candidate has a material financial interest in a matter before the board. Immediate family is defined as: spouse, co-habitant, children, siblings, parents, and in-laws.

Truthful Answers. I hereby file as a candidate for the election of directors. I declare that each of the answers above is complete and true to the best of my knowledge.

Signature:  _____

Date: 4/9/16

APPENDIX F

PMCPOA BOARD DIRECTOR CODE OF ETHICS

As a prospective board member, you need to be aware that more is expected of those in leadership roles. Review the following statements. Signing this code of ethics solidifies your commitment to honest board service.

I, Keith L. Nette, recognizing the vital responsibility I am undertaking in serving as a member of the board of directors of the PMCPOA, hereby pledge to carry out in an ethical and diligent manner the duties and obligations of a board member and will be guided in my actions by the PMCPOA board of directors code of ethics.

I shall not seek to use the powers or authority of my position as a board member to advance, endorse, promote or support the interests of any director, group or faction within the membership of the Association except where such action is pursued in connection with a matter pending before the board or being considered for presentation to the board.

As director of the PMCPOA board, I will:

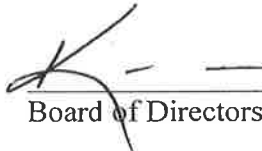
1. be committed to fulfilling the mission and vision of the PMCPOA. My role as a director will focus on the development of broad policies (e.g., long-term vision, overall financial philosophy, etc.) that govern the implementation of institutional plans and purposes.
2. accept my obligation to attend all director training and orientation sessions that I am able. I understand that these sessions are vital in making sure that directors are informed of all current legal, legislative and procedural matters that affect decisions the board will make in conducting Association business.
3. keep all confidential board information confidential.
4. serve as a liaison on committees and/or task forces.
5. respect and support the majority decisions of the board.
6. immediately disclose to the board any perceived or real conflict of interest as soon as I have knowledge of the potential conflict.
7. approach all board issues with an open mind, prepared to make the best decisions for everyone involved.
8. attend all open and executive meetings of the board, both regularly scheduled and specially called, and committee meetings on which I serve as liaison.
9. follow the chain of command by presenting my questions and issues to the chairperson for referral to the general manager and the staff.
10. never exercise authority, issue any statement or take any action as a board member except when authorized or directed by board action or as delegated by the board or its

chairperson.

11. continue to maintain the status of a member in good standing of the PMCPOA
12. conduct myself as a trustee of the Association and do my best to ensure that it is well maintained, financially secure and operating within the best interests of those we serve.

As director of the PMCPOA board, I acknowledge the following:

1. A director shall not disclose any information discussed or communicated in executive session except (1) as authorized by the board (2) the subject matter as appears verbatim on the executive session agenda, or (3) as required by law.
2. Legal opinions and advice obtained from attorneys for the Association which are considered by the board in taking action in an open meeting or which are obtained for the guidance of a committee or employee of the Association shall be communicated to the membership or to the appropriate committee or individual. All other communications between the board and counsel which are covered by the attorney-client privilege shall not be communicated to persons not entitled thereto unless the privilege is waived by the board.
3. Actions taken by the board and statements of policy made by the board shall be promulgated by the chair of the board acting for the board as a whole. No director shall act individually to announce any such action or policy statement.



Board of Directors Candidate Signature

4/9/16
Date

**APPENDIX G
ACKNOWLEDGEMENT OF ELECTION MATERIALS**

I have received and have read a copy of the election rules and the election policy and procedures and agree to conduct my campaign for candidacy according to the rules and procedures contained in them. If the candidate filing forms required by appendix C are not submitted to the PMCPOA office as required by appendix C of this document, the nominee will be deemed in violation of the PMCPOA election rules and shall not be included on the ballot that is submitted to the memberships for consideration.

CANDIDATE FILING FORM (APPENDIX E)

My submitted Candidate Filing Form and biography/resume are a truthful and are a full representation of my qualifications and disclosures.

OATH OF OFFICE (APPENDIX F)

I agree to take the Oath of Office.

CODE OF ETHICS (APPENDIX G)

I agree to read and sign the Code of Ethics document contained in the election policy and procedures. If elected, I further agrees to abide by this document.

CANDIDATE DISCLOSURE QUESTIONNAIRE (APPENDIX E)

.My submitted candidate disclosure form is a truthful and full representation of my qualifications and disclosures.



Signed

4/9/16

Date