

AGENDA
PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS – REGULAR MEETING
SATURDAY, MAY 20, 2017
8:00 AM – CONDOR ROOM

Members in good standing are free to speak on a specific item on today’s Agenda when the Chairman calls for discussion. If there is an item that is not on the Agenda that an individual wishes to present, the appropriate time for the presentation is during the Member Forum. This meeting is being videotaped to allow members in good standing who could not attend to view the meeting at a later date and to aid the recording secretary in preparing the minutes of the Meeting. Members will observe rules of decorum. The Speaker will address the Chairman and speak only to the matter under consideration. Members will refrain from being argumentative and making derogatory or personal remarks or gestures.

I. CALL TO ORDER

- | | | |
|---|---------------------------------------|---|
| <input type="checkbox"/> Stephan Bates | <input type="checkbox"/> Susan Canaan | <input type="checkbox"/> Garry Kemmer |
| <input type="checkbox"/> Sandy Browne | <input type="checkbox"/> John Cantley | <input type="checkbox"/> Phyllis Throckmorton |
| <input type="checkbox"/> Gary Biggerstaff | <input type="checkbox"/> Bill Gurtner | <input type="checkbox"/> Douglas Wilde |

II. ADOPT THE AGENDA

RESOLVE, that the Agenda for the Board of Directors Meeting of May 20, 2017 be adopted.

Vote to adopt the agenda.

CONSENT AGENDA/OPPORTUNITY FOR PUBLIC COMMENT: All items listed under III.

CONSENT AGENDA items are considered to be routine and non-controversial. Consent items will be considered first and may be approved by one motion if no member of the Board wishes to comment or ask questions. If comment or discussion is desired by anyone in the audience the item may be removed from the consent agenda and will be considered in listed sequence with an opportunity for any member to address the Board concerning the item before action is taken.

III. CONSENT AGENDA

1. Dispense with the reading of and approve the draft minutes of the Regular Board Meeting of April 15, 2017.....**Page 1.0-1.0.7**
2. Committee applications forwarded for concurrence by the Board (5) Linda Hoff, Bob Hoff, Tim Marvel-Greens and Grounds; Richard Ballard, Tim Marvel and Shirley Weissman-Planning**Page 1.1-1.1.5**

IV. OFFICER REPORTS

1. Chair’s Report.....**Verbal**
2. General Manager’s Report.....**Verbal**
3. Treasurer’s Report.....**Page 2.0**

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V. COMMITTEE REPORTS

Acknowledge Receipt of Committee Minutes Record.....**Page 3.0**
 Acknowledge Receipt of Committee approved Committee Minutes (Budget & Finance- November 2016, January 2017, March 2017; Election-April 2017; Emergency Preparedness-March 2017; Environmental Control-May 2017; Equestrian-April 2017; Governing Documents-April 2017; Greens & Grounds-March, April 2017; Recreation-March and April 2017..... **Page 3.1-3.1.16**
 Approve Environmental Control Committee Project Recommendations (3).....**Page 3.2-3.2.2**
 Approve Cottage Industry Permits (1)**Page 3.3**

VI. MEMBER’S OPEN FORUM

This twenty-five minute open forum is for members to present their comments. Each member is allotted five minutes and will be timed. Members wishing to be recognized should step to the microphone, address the Board Chair, and state name, tract and lot number. The Board may extend the time limit for this forum to allow additional Member’s to speak or grant additional time to a speaker when appropriate. Members may present questions to the Board but, except for short, specific answers to those questions, answers should not be expected or given until the Board has had an opportunity to consider this issue presented. Members may not yield time to other speakers. For the consideration of other speakers and the twenty-five minute time limit, members are requested to speak to the board only once during Members Open Forum.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

RESOLUTION #01-05-20-17, WHEREAS, that the PMCPOA Board of Directors approve the Quarterly Financial Report for the third quarter of Fiscal Year 2016-2017 (January, February and March 2017).

WHEREAS, The Davis Stirling Act Civil Code §5500 states: Review a current reconciliation of the Association’s Operating accounts, Reserve accounts, Actual Reserve Revenues and Expenses, latest account statements, and an Income and Expense statement on at least a quarterly basis, and

WHEREAS, Business Policies & Procedures, D4 states: that the PMCPOA Board of Directors will vote to accept or reject the Quarterly Report; attest to the review and understanding of said reports; and stipulate that the Board has performed its obligation pursuant to Section §5500 of the Civil Code by resolution which is to be included in the agenda and minutes of the Open Board Meeting in February, May, August, and November. The resolution may be delayed subject to the availability of the quarterly report, and

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WHEREAS, the PMCPOA Board of Directors have been provided with all required documentation in accordance to California Civil code §5500, and

THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors approve the Quarterly Financial report for the third quarter of Fiscal Year 2016-2017 (January, February and March 2017).
.....**Page 4.0**

Respectfully Submitted by Director Bates

MOTION to ratify Association Rules and the Environmental Code.....**Page 4.1-4.1.47**

MOTION to approve EC Code 7.22 D (1) (italics indicate new wording added to EC Code); As used herein, the term “Commercial vehicles” shall be defined as stated in section 5.11 of the CC&Rs. A commercial vehicle may only be temporarily parked on the lot or the street during the time the operator of the commercial vehicle is delivering goods or is provided services to the owner or occupant of the residence. *Personal vehicles with advertising decals may be parked on the property, but in no case can any advertising decal be larger than 200 square inches (e.g. 12” x 16.6”) and no more than three such decals on any personal vehicle. If a personal vehicle has any advertising decal larger than 200 square inches and/or more than three decals as described above, it must be screened from view by an earth-toned cover or tarp, anytime it is parked on the property*.....**Page 4.2-4.2.1**

MOTION to approve bids for the 2003 Brush Bandit and 2005 Chevy 3500 Flatbed
.....**Verbal Steve Bates**

IX. INFORMATION AND CORRESPONDENCE

- 1. Committee Membership Approval Letters- Bobby Tong-Planning; Suzanne Vanderford-Emergency Preparedness.....**Page 5.0-5.0.1**

COURTESY LISTING – NON-MEMBER CORRESPONDENCE

None

X. DIRECTORS FORUM

Director Wilde – MPMWC Presentation

Committee Liaison Report

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XI. MEMBERS' REBUTTAL FORUM

Members' Rebuttal Forum is a ten (10) minute forum following the Directors Forum. Members may reply to any matter raised by a director during Directors' Forum. Replies will be limited to one minute per speaker. Members wishing to be recognized should step to the microphone, address the Board Chair, and state name, tract and lot number. There may not be an immediate, verbal answer from the Board to questions or comments from the Members. Members may not yield time to other speakers.

XII. ADJOURNMENT

In the April 15, 2017 executive session, the following was discussed:

- | | | |
|---------------------------------------|-------------|---|
| Contract's – (5) | 3-Approved | 1. Banfield Construction, NTE \$9,500 from the Operating fund |
| | | 2. Therefore Document System, NTE \$10,866 from the Operating fund |
| | | 3. Resolution of Board whether or not to Foreclose APN #328-172-08-00 |
| | 2-Discussed | |
| Forbearance Requests – (2) | 2-Approved | |
| Personnel – (3) | 3-Discussed | |
| Litigation/Potential Litigation – (2) | 2-Discussed | |
| Member Hearings – (2) | 2-fined | 3566-365 \$500 fine held in abeyance,
3567-330 \$500 fine |
| | 1-Voided | |

In the May 9, 2017 special emergency executive session, the following was discussed:

- | | |
|------------------|-------------|
| Litigation – (2) | 2 Discussed |
|------------------|-------------|

Topics for discussion in Executive Session:

- Contracts
- Personnel
- Litigation/Potential Litigation
- Member Hearings

The next Regular Open Board Meeting will take place on June 17, 2017 at 10:00 am in the Condor Room.

MOTION by Director _____, **SECOND** by Director _____ to adjourn.

Time Adjourned _____