

MINUTES
PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS' – REGULAR MEETING
SATURDAY, APRIL 20, 2024
10:00 AM – CONDOR ROOM

Approved as
Amended
05/18/2024

The minutes reflect the decisions made during the meeting, but not what is actually said at the meeting. The minutes are a permanent record of actions taken by the board. Agenda available upon request.

I. CALL TO ORDER

Chair Bill Lewis II called the meeting to order at 10:00 a.m. Eight directors attended: Cam Acosta, Mark Bailey, Richard Ballard, Philip Gabriel, Carolyn Gilbert, Brad Hudson, Bill Lewis II, and Ellen McClellan. Director Jennifer Emmett was excused. Also, in attendance were general manager Todd Greisen and recording secretary Grace Wollemann.

II. ADOPT THE AGENDA

MOTION by Director Gilbert, **SECOND** by Director Hudson that the agenda for the Board of Directors Meeting of April 20, 2024 be adopted.

MOTION by Director Hudson, **SECOND** by Director Bailey to amend the agenda for the Board of Directors Meeting of April 20, 2024 to include a motion to approve a change in time for the regularly scheduled Board of Directors meeting of May 18, 2024, moved from 10:00 a.m. to 8:00 a.m. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Bailey to approve the amended agenda for the Board of Directors Meeting of April 20, 2024 be adopted. **MOTION** carried.

III. BUDGET

MOTION by Director McClellan, **SECOND** by Director Gilbert to approve **RESOLUTION #07-04-20-2024**, and adopt the 2024-2025 budget and assessment for fiscal year 2024-2025 in the amount of \$1,961 (one thousand, nine hundred and sixty-one dollars) per lot per CC&R Article 6. Directors Bailey and Gabriel **opposed**. Directors Acosta, Ballard, Gilbert, Hudson, and McClellan **approved**. **MOTION** carried.

Discussion: The board and members discussed the user fee schedule, the equestrian center and Bylaw 10.10.

IV. CONSENT AGENDA

There was one (1) committee application for approval.

MOTION by Director Gilbert, **SECOND** by Director Acosta to approve the consent agenda. **MOTION** carried.

V. OFFICER REPORTS

- 1. Chair’s Report..... **See Condor**
- 2. General Manager’s Report..... **See Condor**
- 3. Treasurer’s Report..... **See Condor**

MOTION by Director McClellan, **SECOND** by Director Ballard to ratify the Association’s March 2024 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

V. COMMITTEE MINUTES ACCEPTANCE

The board acknowledged receipt of the committee minutes.

VI. EC RECOMMENDATIONS

MOTION by Director Gilbert, **SECOND** by Director McClellan to approve three (3) environmental control committee project recommendations. **MOTION** carried.

There were zero (0) cottage industry permits.

VII. MEMBER’S OPEN FORUM

Discussion: None

VIII. OLD BUSINESS

MOTION by Director Ballard, **SECOND** by Director Hudson to approve **RESOLUTION #03-02-17-2024**, the update to Association Rule Article 20 (Election Rules), as submitted. **MOTION** carried.

Discussion: Board and members discussed county right of way and potential for year round election signs.

IX. NEW BUSINESS

MOTION by Director McClellan, **SECOND** by Director Acosta to approve **RESOLUTION #01-04-20-2024**, the Rules Violation/Fine Penalty for the Annual Assessment mailing package for the 2024-2025 fiscal year as submitted. **MOTION** carried.

MOTION by Director Ballard, **SECOND** by Director McClellan to approve **RESOLUTION #02-04-20-2024**, the update to Association Rule 2.02 (C) (Due Process and Enforcement), as submitted. **MOTION** carried.

MOTION by Director Ballard, **SECOND** by Director Acosta to approve **RESOLUTION #03-04-20-2024**, the update to Association Rule Article 3.18 (General Rules), as submitted. **MOTION** carried.

MOTION by Director Ballard, **SECOND** by Director Hudson to approve **RESOLUTION #04-04-20-2024**, the update to Association Rule Article 21.17 (Screening of Storage Facility), as submitted. **MOTION** carried.

MOTION by Director Ballard, **SECOND** by Director Acosta to approve **RESOLUTION #05-04-20-2024**, the update to Association Rule Article 21.20 (Hazards) & Article 21.25 (Maintenance of Lots), as submitted. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Ballard to approve **RESOLUTION #06-04-20-2024**, the update to Association Rule Article 22, sections 22.03 and 22.11 (Rentals), as submitted. **MOTION** carried.

MOTION by Director McClellan, **SECOND** by Director Gabriel to approve **RESOLUTION #08-04-20-2024**, allocating and estimated \$294,745 from the projected year-end budget variance for calculation in the development of the 2024/2025 budget as follows: \$144,768 toward administrative costs for general insurance, property taxes and operation expenses, \$40,092 toward clubhouse maintenance for electric and water billings, and \$109,885 toward member assessments. Director McClellan **opposed**. Directors Acosta, Bailey, Ballard, Gabriel, Gilbert, and Hudson **approved**. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director McClellan to approve **RESOLUTION #09-04-20-2024**, the 2024-2025 Election Packet and Candidates pursuant to Bylaw 8.08 (F) (6). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to approve, resolve and designate Best Alliance Foreclosure and Lien Services Corp., as agent (Agent) for the Association, and hereby authorizes Agent to prepare, sign and record a Notice of Delinquent Assessment Lien and all other necessary and associated documents on Association's behalf, as agent, against and upon the property/owners, 316-402-09-00-9, 316-452-03-00-6, 316-261-07-00-6 and 316-511-03-00-6, to secure and collect all amounts owed to the Association in accordance with the CC&R's of Association and the Civil Code of California. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Acosta to approve the 2024-2025 Pine Mountain Club User Fee Schedule. Director Bailey **opposed**. Directors Acosta, Ballard, Gabriel, Gilbert, Hudson, and McClellan **approved**. **MOTION** carried.

Discussion: Discussion ensued regarding the equestrian center user fee.

MOTION by Director Bailey, **SECOND** by Director Gilbert to approve a change in time for the regularly scheduled Board of Directors meeting of May 18, 2024, moved from 10:00 a.m. to 8:00 a.m. in order to facilitate board and membership participation in the Lilac Festival activities. **MOTION** carried.

X. INFORMATION AND CORRESPONDENCE

The board sent and received eight (8) items of correspondence.

XI. DIRECTORS' FORUM

Committee Liaison Report

Director McClellan - Budget & Finance (3rd Wednesday at 5:00 p.m.)

Discussion: See treasurers report.

Director Hudson – Communications (1st Tuesday at 6:00 p.m.)

Discussion: The communications committee met by Zoom on Tuesday, April 2nd. The committee is researching options for deploying electronic safety signs during 4th of July and New Year's to inform visitors and residents of PMC's no fireworks policy. They continue to work on other long- and short-term projects including a redesign of our collateral and branding material. Recently the committee produced marketing materials for the Fern's Lake restocking fundraiser and Planning Committee survey. In addition, the committee is providing assistance to the Planning Committee on key elements of the survey rollout and they have been providing significant support for the transition to CINC and our new website launch. The next meeting is scheduled for Tuesday, May 7 at 6:00pm by Zoom.

Director Gabriel - Emergency Preparedness (4th Saturday at 9:00 a.m.)

Discussion: The committee is working on upcoming seminars and continues to work on the radio net.

Director Gilbert - Environmental Control (1st Friday at 2:00 p.m.)

Discussion: See EC recommendations.

Director Hudson – Fire Safe Council

Discussion: On March 28th, Chair Lewis and I attended a town hall presentation at the by the US Forest Service at the Chuchupate Ranger Station. The project, which has been in the works for years, consists of 1,626 acres along Tecuya Mountain above the communities of Lebec, Frazier Park, Lake of the Woods, Pine Mountain Club, and Pinon Pine Estates. This project was developed to be consistent with the Mt. Pinos Community Wildfire Protection Plan and was identified in the Forest's Strategic Fuel Break Assessment analysis as a priority for wildfire mitigation treatments. While not on our property, it would have an impact on PMC if a fire came from the Wind Wolves area. Kern Fire Safe Council is finalizing their new hire, a project manager for the Home Ignition Zone assessment project. They are still waiting on CAL FIRE for CWPP and Hart Flat grants and are expecting to hear from USDA on the highway planning grant. In the meantime, they have projects in the pipeline to do some pre-grant proposal work. On Saturday My 4th KFSC will be participation in Wildfire Preparedness Day and Circle Park in Kernville from 10am to 2pm. It's will be a family fun atmosphere and all are invited to participated and learn more about "Building a Fire Resilient Future." They will also be at Lilac Festival and July 4 weekend celebration at Cub Lake in Bear Valley Springs.

Director Ballard – Governing Documents (1st Saturday at 9:00 a.m.)

Discussion: The committee worked on two business policies.

Director Lewis - Greens & Grounds (1st Friday at 9:00 a.m.)

Discussion: Director Hudson attended the meeting as board liaison. The Greens & Grounds committee met on Friday, April 5th. Items discussed included the purchase of 200 dozen range balls, the new gazebo at the dog park, greens treatment for fungus, the irrigation controllers which have been rebuilt and tested to help with proper watering usage and conservation, leveling of the tee boxes, looking into sand/seed containers to help with repairing the tee box divots, and rules for youth use of the golf course. Work is in progress on some repair and maintenance the tennis/pickleball courts, including the instillation of a bottom fence railing for safety and to keep balls from rolling out. May 1 is the target for an early limited pool opening. The goal will be to open for lap swimming (unattended) and weekends for all, depending on weather and staffing, otherwise, the target date for full opening will be Memorial Weekend. In March, a total of 523 rounds of golf with the course being closed for six days, due to weather. The next meeting is scheduled for Friday, May 3 at 9:00am in the Pro Shop.

Director Bailey – Planning (1st Saturday at 1:00 p.m.)

Discussion: The committee continued to work on the survey.

Director Acosta – Mil Potrero Mutual Water Company (2nd Saturday in April at 10:00 a.m.)

Discussion: The committee met and discussed the water condition and release of some of the water restrictions.

XII. MEMBERS' REBUTTAL FORUM

Discussion: A member discussed electric vehicle fires.

XIII. ADJOURNMENT

The next Regular Open Board Meeting will take place on May 18, 2024 at 8:00 a.m. in the Condor Room.

MOTION by Director Gilbert, **SECOND** by Director Bailey to adjourn.
Meeting adjourned at 12:15 p.m.

Acknowledgement of Board Approval by:



Carolyn Gilbert, Corporate Secretary

May 18, 2024
Date