

**MINUTES**  
**PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS' – REGULAR MEETING**  
**SATURDAY, JUNE 15, 2024**  
**10:00 A.M. – CONDOR ROOM**

**Approved**  
**07/20/2024**

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.

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**I. CALL TO ORDER**

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

**II. ADOPT THE AGENDA**

**MOTION** by Director Gilbert, **SECOND** by Director Emmett that the agenda for the Board of Directors Meeting of June 15, 2024 be adopted. **MOTION** carried.

**III. CONSENT AGENDA**

There were zero (0) committee applications for approval.

**MOTION** by Director Gilbert, **SECOND** by Director McClellan to approve the draft minutes of the Board of Directors' Regular Board Meeting May 18, 2024. **MOTION** carried.

**IV. OFFICER REPORTS**

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

**Discussion:** The general manager apologized that due to the implementation of the new software tool the April 2024 and May 2024 financials are unavailable. The board is still in compliance with corporations code since corporations code specifies approval of the financials quarterly.

**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:** Member thanked the board for their service.

**VIII. OLD BUSINESS**

None

**IX. NEW BUSINESS**

**MOTION** by Director Gilbert, **SECOND** by Director Ballard to approve Business Policy & Procedure G-1 (Facility Use). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Hudson to approve Business Policy & Procedure H-13 (Disclosure of Interest). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director McClellan to approve Business Policy & Procedure S-1 (Pine Mountain Club Patrol Department). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Emett to approve Business Policy & Procedure S-2 (Disposal of Unclaimed Property). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Ballard to approve Business Policy & Procedure S-3 (Surveillance Cameras). **MOTION** carried.

**X. INFORMATION AND CORRESPONDENCE**

The board sent and received eleven (11) items of correspondence.

**XI. DIRECTORS' FORUM**

**Committee Liaison Report**

**Director McClellan** - Budget & Finance (3<sup>rd</sup> Wednesday at 5:00 p.m.) - **DARK**

**Director Hudson** – Communications (1<sup>st</sup> Tuesday at 6:00 p.m.)

**Discussion:** The Communications Committee met by Zoom on Tuesday, June 4<sup>th</sup>. They discussed ideas and design changes for the monthly Condor, including a media kit to reach a broader range of advertisers with enhanced advertising packages. Work continues on our new website including extensive work on the site map. The committee is also working on messaging and signage regarding the ban on ALL fireworks in PMC and highlighting the combined \$3000 fine from county fire and

the POA. The committee reviewed a draft summary of the 2024 survey response data which has been provided to the Planning Committee. Planning expects to provide some raw data to the board soon with a full report in a few months. If you are interested in joining the Communication Committee, feel free to contact me or current committee members with any questions. The next meeting is scheduled for Tuesday, July 2<sup>nd</sup> at 6:00pm by Zoom.

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

**Discussion:** The committee sponsored a seminar.

**Director Gilbert** - Environmental Control (1<sup>st</sup> Friday at 2:00 p.m.)

**Discussion:** See environmental control project recommendations approved above.

**MOTION** by Director Gilbert, **SECOND** by Director Hudson to approve the variance for 3507-175. **MOTION** carried.

**Director Hudson** – Fire Safe Council

**Discussion:** KFSC is still waiting to hear back on the Hart Flat fuel break, and Community Wildfire Protection Plan grants. Kern Fire Safe Council held their board election in May and they elected Trudie Mahoney as chair, Wendy Ward as Vice Chair, Kathleen Weinstein as Treasurer and Peggy Hoyt-Voelker as Secretary.

**Director Ballard** – Governing Documents (1<sup>st</sup> Saturday at 9:00 a.m.)

**Discussion:** The committee approved the policies listed above. The committee chair is leaving and the committee is in need of volunteers.

**Director Lewis** - Greens & Grounds (1<sup>st</sup> Friday at 9:00 a.m. )

**Discussion:** The committee met on June 7, 2024. Maintenance issues for the campground, pool, park and golf course were discussed. The restocking of Fern's Lake was delayed by the fish hatchery. Members are to be reminded that they need to contact patrol for access to the restrooms in Lampkin Park during scheduled events at the park. There were 647 rounds of golf played in May

**Director Bailey** – Planning (1<sup>st</sup> Saturday at 1:00 p.m.)

**Discussion:** Director Bailey read the survey results.

**Director Acosta** – Mil Potrero Mutual Water Company (July 13, 2024 at 10:00) - **DARK**

**Discussion:** Director Acosta reminded the members to turn in their ballots,.

**General Manager** – Pine Mountain Club Commercial Property Owners Association - **DARK**

## **XII. MEMBERS' REBUTTAL FORUM**

None

**XIII. ADJOURNMENT**


In the May 18, 2024 executive session, the following was discussed:

Litigation/Potential Litigation – (1)	1-Discussed
Contract's – (4)	2-Discussed 2-Approved, Equestrian Center Boarding Contract; Equestrian Member Acknowledgement of Risk & Release Waiver and Indemnification
Forbearance Agreements – (0)	0-Discussed
Foreclosure Requests – (0)	0-Discussed
Hearings – (4)	2-Approved, 3567-037, \$1,000; 3407-013, \$500 1-Appeal Denied, 3567-330, \$1,000 1-Appeal Approved, 3402-488, \$500
Personnel – (0)	0-Discussed

The next Regular Open Board Meeting will take place on July 20, 2024 at 10:00 a.m. in the Condor Room.

**MOTION** by Director Gilbert, **SECOND** by Director Bailey to adjourn.  
Meeting adjourned at 11:00 a.m.

Acknowledgment of Board Approval by:

  
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Corporate Secretary

July 20, 2024  
Date