

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

Approved
08/17/2024

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 Jennifer Emmett called the meeting to order at 10:00 a.m. Eight directors attended: Cam Acosta, Mark Bailey, Shawn Coulter, Jennifer Emmett, Philip Gabriel, Randall Gates, Carolyn Gilbert, and Brad Hudson. Director Candace Bennett 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 Acosta that the agenda for the Board of Directors Meeting of July 20, 2024 be adopted.

MOTION by Director Hudson, **SECOND** by Director Bailey to amend the agenda for the Board of Directors Meeting of July 20, 2024 and remove Business Policy H-3 (Election Committee). Directors Bailey and Coulter **abstained**. Directors Acosta, Gabriel, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Bailey to approve the amended agenda for the Board of Directors Meeting of July 20, 2024. Directors Bailey and Coulter **abstained**. Directors Acosta, Gabriel, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

III. CONSENT AGENDA

There were twenty-five (25) committee applications for approval.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to amend the consent agenda, removing Finn Myggen's committee application for further discussion in executive session.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to approve the amended consent agenda. Directors Bailey and Coulter **opposed**. Directors Acosta, Gabriel, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

IV. OFFICER REPORTS

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

Discussion: Due to software issues the treasurers report was not provided.

MOTION to ratify the review of the Association's April, May and June 2024 financials in accordance with Civil Code §5500 and §5501. **MOTION** withdrawn.

V. COMMITTEE MINUTES ACCEPTANCE

The board acknowledged receipt of the committee minutes.

VI. EC RECOMMENDATIONS

MOTION by Director Gilbert, **SECOND** by Director Coulter to approve one (1) environmental control committee project recommendation. **MOTION** carried.

There were zero (0) cottage industry permits.

VII. MEMBER'S OPEN FORUM

Discussion: Members discussed stop signs, dead trees, signage in the park, member appreciation day, ad hoc committees, bear survey, speeding, speed bumps, and bear issues.

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

MOTION by Director Gilbert, **SECOND** by Director Gabriel to review and approve **RESOLUTION #01-07-20-2024**, the update to Association Rule 3.05 (General Rules) as submitted. Directors Bailey, Coulter and Gates **opposed**. Directors Acosta, Gabriel, Gilbert, and Hudson **approved**. **MOTION** carried.

Discussion: The board discussed the chain of command between the board chair, staff and the general manager.

MOTION by Director Gilbert, **SECOND** by Director Bailey to review and approve **RESOLUTION #02-07-20-2024**, the update to Association Rule 3.12 (General Rules) as submitted. **MOTION** carried.

Discussion: Discussion ensued regarding events held by members or guests that use Association property and the concerts.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to review and approve **RESOLUTION #03-07-20-2024**, the update to Association Rule 12.02 (Golf Course) as submitted. Director Coulter **opposed**. Directors Acosta, Bailey, Gabriel, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

Discussion: A member suggested permitting non-golfers on the golf course after hours. Damage to the golf course was also discussed.

MOTION by Director Gilbert, **SECOND** by Director Hudson to review and approve **RESOLUTION #04-07-20-2024**, the new Association Rule 21.26 (Unimproved Lots) as submitted. **MOTION** carried.

Discussion: Discussion ensued regarding fencing and lot-tying.

MOTION by Director Gates, **SECOND** by Director Gilbert to approve **RESOLUTION #05-07-20-2024**, the Swedelson & Gottlieb Law Firm for a not-to-exceed cost of \$2,500 to establish a new contract and policy for filming within Pine Mountain Club. **MOTION** carried.

Discussion: The contract will cover roadway usage and parking.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the update to the User Fee schedule. Director Bailey **opposed**. Directors Acosta, Coulter, Gabriel, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

Discussion: Request was made to post the user fee schedule.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the Consent Calendar. **MOTION** carried.

Discussion: Suggestion was made to move the A-2's to September or October.

MOTION by Director Gilbert, **SECOND** by Director Acosta to approve the new Business Policy B-11 (Meet the Candidates). **MOTION** carried.

Discussion: Discussed was the word "negative", the "Meet the Candidates interfering with the Lilac Festival, and the redacting of the agenda's,

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the update to Business Policy G-1 (Hearings before the Board). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to sanction the following clubs: Pine Mountain Golf Club, Pine Mountain Meditation Club, Pine Mountain Pickleball Club, Pine Mountain Scrappers Quilt Guild, PMC Guitar Society 2024, PMC Sandlot Club, Tuesday Celtic Session Club and White Sage Lace Guild. **MOTION** carried.

Discussion: Members discussed the Sandlot club and the garden club.

MOTION to add board liaisons to PMC's elected government officials including but not limited to the county supervisor, state representatives and federal representatives. **MOTION** withdrawn.

MOTION to start a food closet that would be funded by PMC and donations from the community. **MOTION** withdrawn.

X. INFORMATION AND CORRESPONDENCE

The board sent and received twenty-five (25) items of correspondence.

XI. DIRECTORS' FORUM

Director Coulter – Process for fallen trees and fire hazards in the greenbelts adjacent to a PMC Homeowners property.

Discussion: The new member website was discussed. Members will be able to send in work requests.

Committee Liaison Report

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

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

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

Discussion: The committee discussed preparation for wildfires, shelter in place and coordination between KCFD and the community. Also discussed was the POST fire and the Fire Safe Council.

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

Discussion: Director Emmett attended. One solar project was approved.

Director Gilbert – Fire Safe Council

Discussion: Discussed were the community wildfire protection plan, fuel breaks, and the regional forest and fire capacity grant. The fire safe council was awarded the Tehachapi roads planning grant.

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

Discussion: See approved business policies listed above.

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

Discussion: The committee discussed the missing golf balls.

Director Bennett – Planning (2nd Saturday at 10:00 a.m.)

Discussion: The committee has tentatively selected Nichole Gates as Chair, Madison Bottorff as Vice Chair, and Secretary TBD as they finalize committee members for this year. They reviewed the committee charter and will be submitting it to the board (via board liaison) in August to request changing the date and time of the meeting to the second Saturday at 10am. The August meeting has been rescheduled for this time. They will be reviewing the current Strategic 5-year plan to brush up on how survey data was presented (and then move into synthesizing the 2024 survey results), as well as reviewing what action items from the 2021 Strategic Plan have been accomplished. The facilities master plan is also back on their radar and they will be exploring software options for how to make this more user-friendly and easily updateable going forward. They reviewed the Common Rules for All Committees and discussed the importance of member etiquette and respect to ensure a productive committee. A guest at the meeting brought up traffic safety/speeding along Mil Potrero Hwy and our residential streets – it was suggested he bring this up with the EP committee (which he has done) and to also send a formal email to the planning committee so that this can be noted with any similar survey data. Next meeting will be August 10th at 10am in the Pavilion

Director Acosta – Mil Potrero Mutual Water Company (July 13, 2024 at 10:00 a.m.)

Discussion: MPMWC extended their voting deadline.

General Manager Greisen – Pine Mountain Club Commercial Property Owners Association

Discussion: PMCCPOA is working on future events.

XII. MEMBERS’ REBUTTAL FORUM

Discussion: Members discussed tree issues, speed bumps, golf course damage and bear issues..

XIII. ADJOURNMENT

In the June 15, 2024 executive session, the following was discussed:

Litigation/Potential Litigation – (1)	1-Discussed
Contract’s – (3)	3-Discussed

Forbearance Agreements – (3)	3-Approved, 3508-365/375, 3405-138, 3405-156
Foreclosure Requests – (4)	4-Approved, 316-261-07-00-6, 316-402-09-00-9, 316-452-03-00-6, 316=511-03-00-6
Hearings – (0)	0-Discussed
Personnel – (1)	1-Discussed

In the June 14, 2024 special executive session, the following was discussed:

Hearings – (9)	8-Approved, 3566-063, \$500; 3405-002, \$250; 3567-020, \$500; 3507-139, \$500 (Abeyance); 3402-046, \$500 (Abeyance); 3507-341, \$2,000 (Abeyance); 3507-341, \$2,000 (Abeyance); 3402-127, \$500; 3566-357, \$250
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The next Regular Open Board Meeting will take place on August 17, 2024 at 10:00 a.m. in the Condor Room.

MOTION by Director Gilbert, **SECOND** by Director Bailey to adjourn.
Meeting adjourned at 1:10 p.m.

Acknowledgment of Board Approval by:


Corporate Secretary

August 17, 2024
Date