

Approved via email by quorum of members

**PMCPOA Planning Committee  
Meeting Minutes 8/10/24  
Pavilion Room**

Meeting called to order 10:00 by Nichole Gates

| Committee Members Present |  | Committee Members Not Present |
|---------------------------|--|-------------------------------|
| Madison Bottorff          |  | Candace Bennett               |
| Nichole Gates             |  | Terry Butler                  |
| Cliff Penick (via zoom)   |  | Eva Lipinska                  |
| Gene Vanderford           |  |                               |
| Lauren Vela               |  |                               |
| Bob Weinandt              |  |                               |

Board member liaison: Candace Bennett (not present)

Guests in person

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Guests Via Zoom:

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| Gloria Turner (partial attendance)   |  |
| Janie Andreotti (partial attendance) |  |

| #  | Discussion  | Action  |
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| 1. | Paperwork for Nichole's appointment to the Planning Committee is pending. There was a motion to ensure that Nichole is appointed to the committee and designated by the committee as the Chair. Motion by Cliff, seconded by Bob.   |   |
| 2. | The group discussed the importance of reviewing results from the 2024 member survey in order to move forward with the Strategic Plan.   | Lauren volunteered to assist with survey analysis. Nichole to circulate survey results.   |
| 3. | <p>In preparation for the new report, the group reviewed the <a href="#">2021 Five-Year Strategic Plan</a> in order to identify accomplishments and outstanding work.</p> <p>1. Review of key goals of the 2021 strategic plan</p> <ul style="list-style-type: none"><li>a. Continuously improve</li><li>b. Maintain small village atmosphere and evaluate success based on member satisfaction</li><li>c. Sound stewardship of natural environmental resources and consider sustainability</li><li>d. Recognize value of PMC capital assets and use objective data to evaluate care of such assets</li></ul> | <b>2c.</b> Capture data about unpaid fines and success of "neighborly" approach. Consider other collection opportunities, e.g. publishing offender tract nos. after X warnings. |

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| <p>2. Key 2021 outcomes specifically discussed (in addition to all outcomes listed in the strategic plan)</p> <ul style="list-style-type: none"> <li>a. Educating members on amenities: community value and how funding is determined by the board</li> <li>b. Help members better understand the reserves and the reserve study. Discussion about use of A2 form and process to be used by BOD and all members for all projects &gt; \$10k.</li> <li>c. Consideration of member satisfaction as the main success measure given that 1) not all members participate in satisfaction surveys 2) there is the potential for misaligned cost-cutting incentives for department managers 4) limited legal ability to collect fines, and 3) the potential of a skewed understanding of community value by considering only one parameter. <ul style="list-style-type: none"> <li>i. Other ways to measure success using available data and resources.</li> <li>ii. “Neighborly approach” is a new practice re: penalties and fines involving talking with offenders prior to arbitration or any other legal action.</li> </ul> </li> <li>d. RE: STRs. The plan indicates interest in decreasing complaints but in reality, there are more complaints of full-time residents (STR processes have improved), and the plan can be updated to reflect this.</li> <li>e. Ensure that all committees are open to the public with virtual attendance options. Specifically, EC committee does not publish Zoom access and has not submitted EC newsletter articles as intended.</li> <li>f. Avoid areas where there might be duplication among committees, e.g. communications and safety. One problem with this is if too many PMC people are reaching out to county officials. In the past there was a quarterly coordination meeting for all committee heads. Additionally, BOD committee liaisons (to related bodies i.e., Kern County, Firesafe Council, etc.) should be finalized. Discussion about reincluding the equestrian center in committee communications.</li> <li>g. There was substantial discussion about the reserves process and status. <ul style="list-style-type: none"> <li>i. It was decided to wait until the independent reserve analyst is chosen by the board and a report issued before taking further steps to plan an educational Town Hall event to better inform members.</li> <li>ii. Specifically, all capital improvement options and costs are to be made available to the membership regarding clubhouse remodel, etc.</li> </ul> </li> </ul> | <p><b>2d.</b> Ensure that LTRs are addressed in member communications and future plans. Confirm that we are coordinating PMC STR registrations with county registrations to ensure all PMC STRs are registered. Consider benchmarking STR/LTR rules with Bear Valley Springs (or similar POAs if at all possible).</p> <p><b>2e.</b> Discuss EC Zoom access and Condor newsletter articles with EC Chair and with staff person Joe. Note: challenge due to EC work largely remote (on-site at PMC locations).</p> <p><b>2f.</b> Discuss regular chair meetings and adding an Equestrian Ctr committee (or liaison) with GM Todd Greisen.</p> <p><b>2g.</b> PC seeks more info re: reserve study analysis and components to better educate members. Planning Committee members access to Davis-Stirling rules (available online).</p> <p><b>2i.</b> Discuss new website plan and communications at new member outreach</p> |
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| <p>h. More clarity needed about old vs. new PMC website. When transition to new website be final and how to communicate this to members.</p> <p>i. High attendance at new member outreach mtg but official PMC communications could have been better re: bears, etc.</p> <p>j. There are historical challenges getting drainage issues fixed although it appears improvements have been made.</p> <p>k. Discussion around opportunity to lease heavy-duty equipment adequate for unusually heavy snow removal (when needed).</p> <p>l. There are grants and opportunities for better coordination with CalFire that could improve PMC safety including cleaning up downed trees in common areas and road clearance. This work in addition to evacuation procedures may be addressed by Emergency Prep and Safety Committees.</p> | <p>meetings with new communications coordinator.</p> <p><b>2j.</b> Follow up with Todd re: list of drainage issues.</p> <p><b>2k.</b> Discuss heavy-duty equipment leasing opportunities with Todd.</p> <p><b>2l.</b> Gain improved understanding of safety coordination efforts</p> |
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| Summary of Action Items  | PC Assignments<br>(assigned by Nichole) |
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| Circulate 2024 Survey Results  | Nichole                                 |
| <p>Invite Todd Greisen to a meeting for discussion items (discuss these items in advance as some might be addressed offline):</p> <ul style="list-style-type: none"> <li>• Patrol data along with update of “neighborly” process effectiveness</li> <li>• Coordination of PMC STRs with county STR registrations to check for any in operation without registration with the association</li> <li>• Possible reinstatement of equestrian center as a standing committee</li> <li>• Inquire about list of past/present drainage issues and their status</li> <li>• Equipment leasing opportunities (for as-needed basis)</li> <li>• Safety grants and CalFire coordination efforts</li> </ul> |   |
| <p>Invite Communications coordinator to a meeting for discussion items (discuss in advance as some might be addressed offline):</p> <ul style="list-style-type: none"> <li>• Member communications</li> <li>• Update regarding new PMC website and plan for transition from old to new versions</li> </ul>   |   |
| Gather benchmarking info from Bear Mountain Springs (or other similar POAs with a proven track record—if available).   |   |
| <p>Discussion with Joe and Mike (staff person and committee chair for EC)</p> <ul style="list-style-type: none"> <li>• Distribution of Zoom info</li> <li>• Newsletter articles re: EC monthly topics of focus</li> </ul>  |   |
| <p>Discussion with Jennifer Emmet (board chair) re:</p> <ul style="list-style-type: none"> <li>• BOD decision-making process regarding amenity funding (to better educate members)</li> </ul>  |   |

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| <ul style="list-style-type: none"><li>• Update regarding reserve study information following independent analysis</li></ul> |  |
| Distribution of Davis-Stirling rules to PC members (online version)   |  |

The meeting was adjourned at 12:10 pm.