

**AGENDA**  
**PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC**  
**BOARD OF DIRECTORS' – REGULAR MEETING**  
**SATURDAY, AUGUST 17, 2024**  
**10:00 A.M. – 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 wish to present, the appropriate time for the presentation is during the Member Forum. This meeting is being recorded 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. Members will turn off or silence all cell phones or communication devices while attending the meeting.

**I. CALL TO ORDER**

Cameron Acosta	Shawn Coulter	Randall Gates
Mark Bailey	Jennifer Emmett	Carolyn Gilbert
Candace Bennett	Philip Gabriel	Brad Hudson

**II. ADOPT THE AGENDA**

**RESOLVE**, that the Agenda for the Board of Directors' Meeting of August 17, 2024 be adopted.

Vote to adopt the agenda.

**III. CONSENT AGENDA**

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

1. Dispense with the reading of and approve the draft minutes of the Board of Directors' Regular Board Meeting July 20, 2024 ..... **Page 1.0-1.0.5**
2. Committee applications forwarded for concurrence by the board: **Budget & Finance**, Leslie Branda; **Emergency Preparedness**, Greg Fenton, Andrew Jones, Leslie McCleery, William Peters, Suzanne Vanderford; **Planning**, Terry Butler, Nichole Gates, Ewa Lipinska, Gene Vanderford ..... **Page 1.1-1.1.9**

**PINE MOUNTAIN CLUB BOARD REGULAR MEETING AGENDA  
AUGUST 17, 2024**

Page 2 of 6

**IV. OFFICER REPORTS**

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

**V. COMMITTEE MINUTES ACCEPTANCE**

Committee Minutes Record ..... **Page 3.0**

Committee Minutes: **Environmental Control** – August 2024; **Governing Documents** – August 2024; **Planning** – July 2024 ..... **Page 3.1-3.1.3**

**VI. EC RECOMMENDATIONS**

Approve Environmental Control Committee Project Recommendations (2) ..... **Page 3.2-3.2.37**  
Approve Cottage Industry Permits (0)

**VII. MEMBER’S OPEN FORUM**

This twenty-five-minute open forum is for members to present their comments. Each member is allotted five (5) 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 members to speak or grant additional time to a speaker when appropriate. Members may present questions to the board. If the question cannot be readily answered it may be presented in writing or email to the recording secretary and the question will be responded to within 15 calendar days upon receipt. In addition to the question, the member's name, tract and lot number, and telephone and/or email contact information must be included. 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. Members will refrain from being argumentative and making derogatory or personal remarks or gestures.

**VIII. OLD BUSINESS**

Clubhouse Revitalization Update

**IX. NEW BUSINESS**

**I, Director Acosta, move the adoption of the following resolution:**

**RESOLUTION #01-08-17-2024**, Association Rule Article 11 (Equestrian Center).

**WHEREAS**, Association Rule Article 11 (Equestrian Center) was pieced together over years; and

**WHEREAS**, PMCPOA has engaged an attorney who specializes in both community associations and equestrian centers; and

**WHEREAS**, the attorney has agreed to update the rules to conform to current standards; and

**PINE MOUNTAIN CLUB BOARD REGULAR MEETING AGENDA  
AUGUST 17, 2024**

Page 3 of 6

**RESOLVED** that the PMCPOA Board of Directors approve **RESOLUTION #01-08-17-2024**, the update to Association Rule Article 11 (Equestrian Center) as submitted ..... **Page 4.1-4.1.5**

Submitted by Director Acosta

**I, Director Gates, move the adoption of the following resolution:**

**RESOLUTION #02-08-17-2024**, Reserve Item 6048, Street Sweeper Replacement.

**WHEREAS**, the 2022-2023, the Reserve Study reflected the life of the Street Sweeper to be zero (0) years; and

**WHEREAS**, Reserve Item 6048, the Street Sweeper, cost to replace has increased due to inflation; and

**RESOLVED**, that the PMCPOA Board of Directors approve **RESOLUTION #02-08-17-2024**, replacement of Reserve Item 6048, Street Sweeper, NTE \$240,000 from the reserve fund . **Page 4.2**

Submitted by Director Gates

**I, Director Emett, move the adoption of the following resolution:**

**RESOLUTION #03-08-17-2024**, Bear Invasion Ad-Hoc Committee.

**WHEREAS**, PMCPOA residents are experiencing an extraordinary number of bear home intrusions; and

**WHEREAS**, conflicting information is being circulated for home hardening; and

**WHEREAS**, the PMCPOA needs reliable and consistent wildlife information and resources; and

**WHEREAS**, the committee will address wildlife/bear communication issues; and

**WHEREAS**, the committee will report back their findings each month; and

**WHEREAS**, the committee will provide recommendations for best practices; and

**RESOLVED**, that the PMCPOA Board of Directors approve **RESOLUTION #03-08-17-2024**, creating a Bear Invasion Ad-Hoc Committee ..... **Page 4. 3**

Submitted by Director Emett

**PINE MOUNTAIN CLUB BOARD REGULAR MEETING AGENDA  
AUGUST 17, 2024**

Page 4 of 6

**I, Director Gates, move the adoption of the following resolution:**

**RESOLUTION #04-08-17-2024**, Ford F-550, Reserve Fund #6065 replacement.

**WHEREAS**, replacing a Ford with a Dodge will allow replacement parts from existing Dodge vehicles ; and

**WHEREAS**, the life of the Reserve Item 6065, has zero (0) years remaining life; and

**RESOLVED**, that the PMCPOA Board of Directors approve **RESOLUTION #04-08-17-2024**, replacing the Ford F-550, Reserve Item 6065, with a 2024 Dodge Ram 5500, NTE \$111,500 from the reserve fund ..... **Page 4.4**

Submitted by Director Gates

**I, Director Gates, move the adoption of the following resolution:**

**RESOLUTION #05-08-17-2024**, 2011 Dodge 2500, Reserve Study #6059 replacement.

**WHEREAS**, the vehicle was purchased in 2011 and the useful life span is ten (10) years; and

**RESOLVED**, that the PMCPOA Board of Directors approve **RESOLUTION #05-08-17-2024**, replacing the 2011 Dodge 2500, Reserve Study #6059 with a 2024 Dodge Ram 3500 Crew Cab, NTE \$80,000 from the reserve fund ..... **Page 4.5**

Submitted by Director Gates

**I, Director Gates, move the adoption of the following resolution:**

**RESOLUTION #06-08-17-2024**, Four (4) Lake Meters, Reserve Study #2011 Replacement.

**WHEREAS**, the meters are non-functional; and

**RESOLVED**, that the PMCPOA Board of Directors approve **RESOLUTION #06-08-17-2024**, replacing Four (4) Lake Meters, Reserve Study #2011, NTE \$14,000 from the reserve fund ..... **Page 4.6**

Submitted by Director Gates

**MOTION** to approve the Consent Calendar ..... **Page 4.7**

**MOTION** to approve the new Business Policy H-3 (Election Committee) ..... **Page 4.8-4.8.1**

**PINE MOUNTAIN CLUB BOARD REGULAR MEETING AGENDA  
AUGUST 17, 2024**

Page 5 of 6

**MOTION** to sanction the following club: Pine Mountain Gardeners Club ..... **Page 4.9-4.9.1**

**MOTION** to approve the update to the Planning Committee Charter ..... **Page 4.10-4.10.3**

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

**MOTION** to start a food closet that would be funded by PMC and donations from the community ...  
..... **Verbal, Director Gabriel**

**X. INFORMATION AND CORRESPONDENCE**

- 1. Patrol Recap for the Month of July 2024 ..... **Page 5.0**
- 2. Environmental Control Recap for the Month of June 2024 ..... **Page 5.1**

The board sent and received sixteen (16) items of correspondence.

**XI. DIRECTORS’ FORUM**

**Committee Liaison Report**

- Director Gates** - Budget & Finance (3<sup>rd</sup> Wednesday at 5:00 p.m.)
- Director Hudson** – Communications (1<sup>st</sup> Tuesday at 6:00 p.m.)
- Director Gabriel** - Emergency Preparedness (4<sup>th</sup> Saturday at 9:00 a.m.)
- Director Gilbert** - Environmental Control (1<sup>st</sup> Friday at 2:00 p.m.)
- Director Gilbert** – Fire Safe Council
- Director Acosta** – Governing Documents (1<sup>st</sup> Saturday at 9:00 a.m.)
- Director Bailey** - Greens & Grounds (1<sup>st</sup> Friday at 9:00 a.m. )
- Director Bennett** – Planning (1<sup>st</sup> Saturday at 1:00 p.m.)
- Director Acosta** – Mil Potrero Mutual Water Company (July 13, 2024 at 10:00)
- General Manager Greisen** – Pine Mountain Club Commercial Property Owners Association

**XII. 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 (1) 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. Members will refrain from being argumentative and making derogatory or personal remarks or gestures.

**PINE MOUNTAIN CLUB BOARD REGULAR MEETING AGENDA  
AUGUST 17, 2024**

Page 6 of 6

**XIII. ADJOURNMENT**

In the July 20, 2024 executive session, the following was discussed:

Litigation/Potential Litigation – (1)	1-Discussed
Contract’s – (3)	1-Discussed 2-Approved, Swedelson Gottlib, NTE \$2,500; Equine General Liability Insurance
Forbearance Agreements – (5)	5-Approved, 3508-633, 3507-356, 3402-144, 3405-156
Foreclosure Requests – (0)	0-Discussed
Hearings – (6)	2-Discussed 4-Approved, 3566-105, \$250 (Abeyance); 3508-495, \$1,750; 3402-400, \$750; 3402-019, \$1,000
Personnel – (2)	2-Discussed

The next Regular Open Board Meeting will take place on September 21, 2024 at 10:00 a.m. in the Condor Room.

**MOTION** by Director \_\_\_\_\_, **SECOND** by Director \_\_\_\_\_ to adjourn.  
Meeting adjourned at \_\_\_\_\_ p.m.