

MINUTES
PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS' – REGULAR MEETING
SATURDAY, AUGUST 17, 2024
10:00 A.M. – CONDOR ROOM

Approved
09/21/2024

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. Nine directors attended: Cam Acosta, Mark Bailey, Candace Bennett, Shawn Coulter, Jennifer Emmett, Philip Gabriel, Randall Gates, Carolyn Gilbert, and Brad Hudson. 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 August 17, 2024 be adopted. **MOTION** carried.

III. CONSENT AGENDA

There were ten (10) committee applications for approval.

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

IV. OFFICER REPORTS

1. Chair's Report..... **See Condor**
2. General Manager's Report..... **See Condor**
3. Treasurer's Report
Discussion: The treasurer discussed the accounting managers resignation, and the issues regarding the monthly financials.

V. COMMITTEE MINUTES ACCEPTANCE

The board acknowledged receipt of the committee minutes.

VI. EC RECOMMENDATIONS

MOTION by Director Gilbert, **SECOND** by Director Bennett to approve two (2) environmental control committee project recommendation. **MOTION** carried.

There were zero (0) cottage industry permits.

VII. MEMBER'S OPEN FORUM

Members discussed the clubhouse renovation, the financials, greenbelts, a committee application, parking, and bullying.

VIII. OLD BUSINESS

The board chair gave an update to the clubhouse revitalization.

IX. NEW BUSINESS

MOTION by Director Acosta, **SECOND** by Director Gilbert to review and approve **RESOLUTION #01-08-17-2024**, the update to Association Rule Article 11 (Equestrian Center) as submitted.

MOTION by Director Acosta, **SECOND** by Director Gilbert to amend and approve **RESOLUTION #01-08-17-2024**, the update to Association Rule Article 11 (Equestrian Center) removing in number 6 “engaging in gossip” and divisive or adversarial behavior” and changing the effective date from “upon approval” to “September 21, 2024”. Director Coulter **opposed**. Directors Acosta, Bailey, Bennett, Gabriel, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

Discussion: Members requested email blast of Association rule updates.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to review and approve **RESOLUTION #02-08-17-2024**, replacement of Reserve Item 6048, Street Sweeper, NTE \$240,000 from the reserve fund. Directors Bailey, Coulter and Gates **opposed**. Directors Acosta, Bennett, Gabriel, Gilbert, and Hudson **approved**. **MOTION** carried.

MOTION by Director Gabriel, **SECOND** by Director Bennett to censure Director Bailey. Directors Bailey, Coulter and Gates **opposed**. Director Hudson **abstained**. Directors Acosta, Bennett, Gabriel and Gilbert **approved**. **MOTION** carried.

Discussion: Director Gates attempted to withdraw the resolution. Discussion ensued regarding bids, useful life, and used equipment. Also discussed was the reserve study and financials.

MOTION by Director Ematt, **SECOND** by Director Coulter to review and approve **RESOLUTION #03-08-17-2024**, creating a Bear Invasion Ad-Hoc Committee. **MOTION** carried.

Discussion: Board and members discussed home hardening, monthly reports, liaison concerns, bear mats, the website and electric windows. During the motion Directors Acosta and Gabriel were unavailable.

MOTION by Director Gates, **SECOND** by Director Bailey to **defer** one meeting **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. Directors Gabriel and Gilbert and Hudson **opposed**. Director Bennett **abstained**. Directors Acosta, Bailey, Coulter and Gates **approved**. **MOTION** carried.

Discussion: Board discussed upgrades in equipment.

MOTION by Director Gates, **SECOND** by Director Coulter to **defer** one meeting **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. Directors Gabriel and Gilbert and Hudson **opposed**. Directors Acosta, Bailey, Bennett, Coulter and Gates **approved**. **MOTION** carried.

Discussion: Board discussed the remaining life of the existing equipment.

MOTION by Director Gates, **SECOND** by Director Hudson to review and approve **RESOLUTION #06-08-17-2024**, replacing Four (4) Lake Meters, Reserve Study #2011, NTE \$14,000 from the reserve fund.

MOTION by Director Gates, **SECOND** by Director Gabriel to amend and approve **RESOLUTION #06-08-17-2024**, replacing two (2) four inch meters, Reserve Study #2011, NTE \$14,000 from the reserve fund. **MOTION** carried.

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

Discussion: Director Bennett requested updates for the September 21, 2024 board meeting.

MOTION by Director Gilbert, **SECOND** by Director Bennett to approve the update to Business Policy H-3 (Election Committee). Director Coulter **abstained**. Directors Acosta, Bailey, Bennett, Gabriel, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

Discussion: Discussion ensued regarding whether two members on the same lot can be on the board.

MOTION by Director Gilbert, **SECOND** by Director Acosta to sanction the following club: Pine Mountain Gardeners Club. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Bennett to approve the update to the Planning Committee Charter. **MOTION** carried.

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 sixteen (16) items of correspondence.

XI. DIRECTORS' FORUM

Director Gilbert – Corrected a misunderstanding regarding a prior year assessment.

Director Hudson – Read clubhouse task force minutes regarding the clubhouse revitalization.

Committee Liaison Report

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

Discussion: The committee elected officers and the general manager announced he will be returning to the Northstar system.

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

Discussion: The Communications Committee met by Zoom on Tuesday, August 6th. Diane Martell was elected Chair and Marcy Axness Secretary. The committee discussed the status of our new website. The Community Section is still being edited and Google calendar will be added for both Entertainment Calendar and Classes, Clubs, and Guilds Calendar. All meetings are in CINC behind the member login. They discussed the bear currently being circulated for submission to the CDFW. Gisa (Communications Coordinator) reported that we are getting more requests for Advertising. We have two confirmed new advertisers and hopefully two more coming on soon. There was a discussion about the “No Fireworks” signs which, while we all thought would translate from design to sign well, was too “busy” and difficult to read at any distance. The signs did go from idea to posting in just a couple of weeks. Moving forward, GM Todd be getting simple, hard and reflective signs for Yellowstone turnout and other potential locations. The signs will be changeable, and the banners produced this year will be used in pedestrian visible areas, like the clubhouse sign. The committee will be reaching out to the Planning and Emergency Preparedness committees to look for opportunities to assist with promotion of our survey results and communication during emergencies/evacuations. The committee is looking for 1-2 more members (currently there are 4). The next meeting is scheduled for Tuesday, July 2nd at 6:00pm by Zoom.

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

Discussion: The committee discussed the radio net, 130 people in PMC with radios, and sirens. Director Gabriel handed out a map with the location of the radios.

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

Discussion: The committee approved some minor projects, a non-reflective solar and a new septic system.

Director Gilbert – Fire Safe Council

Discussion: The council will meet on August 27, 2024 at 7:00 p.m. via zoom.

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

Discussion: The committee adjourned early and is need of more people.

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

Discussion: The committee discussed box 5 irrigation, sand in the bunkers, the new lawn mower and 875 rounds of golf in July.

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

Discussion: The committee reviewed the 2021 Strategic Plan and action items to refamiliarize themselves with the objectives of the last few years and where action items stand. Sitting down with Todd (maybe just Planning Chair & VC) would be a great next step now that he's been here a year and can better sync up with Planning. There is definitely a desire to work more closely with the other committees. It was suggested that maybe the committee chairs meet monthly, but I personally think if we ramp up attendance/objective of the chair meeting, getting together every 4 months would be very effective (and they can still be communicating over email too). The suggestion came up to reinstate the Equestrian Committee. I don't necessarily see a full need for this, but I do want to suggest that including the Equestrian Manager, Restaurant Manager, and Pro Shop Manager in the committee chairs meeting would be very beneficial. The committee is also starting to synthesize the 2024 survey data.

Director Acosta – Mil Potrero Mutual Water Company (October 12, 2024 at 10:00)

Discussion: Votes have been counted. Bill Tarr was replaced by Bill Black.

General Manager Greisen – Pine Mountain Club Commercial Property Owners Association

Discussion: The commercial center met on June 19, 2024. The general manager met with some of the members regarding marketing and events.

XII. MEMBERS' REBUTTAL FORUM

Discussion: Members discussed the recreation committee, the radio safety net, the recreation center, the clubhouse revitalization, and the governing documents committee.

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 Gilbert, **SECOND** by Director Coulter to adjourn.
Meeting adjourned at 1:50 p.m.

Acknowledgment of Board Approval by:


Corporate Secretary

September 21, 2024
Date