

AGENDA
PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION, INC
BOARD OF DIRECTORS' – REGULAR MEETING
SATURDAY, MARCH 20, 2021
10:00 AM – ZOOM MEETING

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 videotaped 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
 _____ Richard Ballard
 _____ Steve Burkett

_____ Philip Gabriel
 _____ Tony Harmon
 _____ Peggy Hoyt-Voelker

_____ Bill Lewis II
 _____ Ellen McClellan
 _____ Phyllis Throckmorton

II. ADOPT THE AGENDA

RESOLVE, that the Agenda for the Board of Directors' Meeting of March 20, 2021 be adopted.

Vote to adopt the 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.

III. BUDGET DISCUSSION

Budget Discussion and possible **MOTION** to approve.

IV. CONSENT AGENDA

1. Dispense with the reading of and approve the draft minutes of the Board of Directors' Regular Board Meeting of February 20, 2021 and the Special Open Draft Budget Meeting of March 13, 2021.Page **1.0-1.0.3**
2. Committee applications forwarded for concurrence by the board Governing Documents, Grace Wollemann; Planning, Gene Vanderford..... Page **1.1-1.1.1**

V. OFFICER REPORTS

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

MOTION to ratify the review of the Association’s February 2021 financials in accordance with Civil Code §5500 and §5501.

V. COMMITTEE REPORTS

- Acknowledge Receipt of Committee Minutes Record..... **Page 3.0**
- Acknowledge Receipt of Committee approved Committee Minutes; **Budget & Finance**-February 2021; **Communications**-March 2021; **Environmental Control**- March 2021; **Governing Documents**- March 2021; **Greens & Grounds** – March 2021; Planning – February 2021.....
.....**Page 3.1-3.1.9**
- Approve Environmental Control Committee Project Recommendations (7)**Page 3.2-3.2.6**
- Approve Cottage Industry Permits (2)**Page 3.3-3.3.1**

VI. 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.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

I, Director Throckmorton, move the adoption of the following resolution:

RESOLUTION #01-03-20-2021, Pool Furniture.

WHEREAS, the new Reserve Study for 2021 has new pool furnishings which has not been purchased and once purchased will have a 12- year life and;

WHEREAS, Reserve item #9005 had 0 life left in the Reserve Study and is in poor condition and;

RESOLVED, that the PMCPOA Board of Director's approve **RESOLUTION #01-03-20-2021**, replacing the existing pool furniture, Reserve Item #9005, NTE \$15,450 from the Reserve fund.
..... **Page 4.1**

Submitted by Director Throckmorton

I, Director Hoyt-Voelker, move the adoption of the following resolution:

RESOLUTION #02-03-20-2021, Hazardous Fuels Reduction.

WHEREAS, PMCPOA is in a level 3 fire hazard area of Kern County (CalFIRE Fire Hazard Severity Zone) and;

WHEREAS, PMCPOA owns approximately 2500 acres of greenbelts, of which 2100 acres are forested, which require maintaining as many are overgrown and contain much dead and dying vegetation and;

WHEREAS, PMCPOA has a responsibility to its members to maintain its common areas and be good stewards of our environment and;

WHEREAS, hazardous fuel reduction projects (release, tree thinning, hazardous tree removal, ladder fuel reduction, brush reduction, etc.) will increase tree vigor and reduce their susceptibility to bark beetle attacks, drought effects, diseases, and fire. Using these steps, the forest can continue to be restored, enhanced, and maintained, returning the property to a more fire resilient state and reducing the risk of uncontrolled fire within our community and;

WHEREAS, PMCPOA greenbelts management is included the Mt. Pinos Communities Community Wildfire Protection Plan

RESOLVED, that the Board of Directors approve **RESOLUTION #01-03-20-21**, for greenbelt cleanup for fire risk reduction, NTE \$130,000 from designated funds..... **Page 4.2**

Submitted by Director Hoyt-Voelker

MOTION to approve Association Rule Article 19 (Common Rules for All Committees), which has met the 30-day posting requirement..... **Page 4.3-4.3.3**

MOTION to approve Business Policy D-17 (Filming contract) **Page 4.4**

MOTION to approve the 2021-2022 User Fee Schedule **Page 4.5-4.5.1**

IX. INFORMATION AND CORRESPONDENCE

The board sent and received 7 items of correspondence.

X. DIRECTORS' FORUM

Director Hoyt-Voelker – RV's 7.22 and storage units 7.10 on properties discussion.

Director McClellan – Strategic plan update.

Director Acosta – Future restrictions on rentals.

Committee Liaison Report

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

Director Lewis – Communications (1st Monday at 6:00 p.m.)

Director Hoyt-Voelker - Emergency Preparedness (2nd Saturday at 9:00 a.m.)

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

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

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

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

Director Throckmorton – MPMWC - **Dark**

Director Burkett – PMCCPOA - **Dark**

XI. 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.

XII. ADJOURNMENT

The next Regular Open Board Meeting will take place on April 17, 2021 at 10 am in the Condor Room or on Zoom.

MOTION by Director _____, **SECOND** by Director _____ to adjourn.

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Meeting adjourned at _____ p.m.