

AGENDA
PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS' – REGULAR MEETING
SATURDAY, MAY 20, 2023
8:00 AM – 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	_____ Philip Gabriel	_____ Bill Lewis II
_____ Richard Ballard	_____ Carolyn Gilbert	_____ Ellen McClellan
_____ Steve Burkett	_____ Peggy Hoyt-Voelker	_____ Phyllis Throckmorton

II. ADOPT THE AGENDA

RESOLVE, that the Agenda for the Board of Directors' Meeting of May 20, 2023 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 April 15, 2023 **Page 1.0-1.0.4**
2. Committee applications forwarded for concurrence by the board: Planning, Nichole Gates **Page 1.1**

IV. 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 April 2023 financials in accordance with Civil Code §5500 and §5501.

V. COMMITTEE REPORTS

Acknowledge Receipt of Committee Minutes Records	Page 3.0
Acknowledge Receipt of Committee approved Committee Minutes; Budget & Finance – April 2023; Communications – May 2023; Emergency Preparedness – April 2023; Environmental Control – April 2023; Governing Documents – May 2023; Green & Grounds – April 2023, May 2323	Page 3.1-3.1.8
Approve Environmental Control Committee Project Recommendations (5)	Page 3.2-3.2.32
Approve Cottage Industry Permits (2)	Page 3.3-3.3.3

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 McClellan, move the adoption of the following resolution:

RESOLUTION #01-05-20-2023, Resurfacing and repairs to Association Roads and the Transfer Site.

WHEREAS, the PMCPOA Board of Directors approves the resurfacing and repairs to designated Association roads and the Transfer Site at a cost not to exceed \$330,000 as included in the 2023-2024 roads department operating budget.

WHEREAS, the roads to be resurfaced and/or repaired will be Aleutian Drive, Arctic Drive, Mil Potrero Frontage, Oakwood Way, Oakwood Court, Askin Court, Maplewood Way, Lassen Way (lower), Shasta Way, Woodland Drive (partial lower), Innsbruck Court, Campground Road, Oakwood Lane, Lupin Way, Gimmewald Court and the Transfer Site.

WHEREAS, these roads are part of a network of roads throughout our community and are maintained exclusively by PMCPOA; and

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WHEREAS, these roads need resurfacing and/or repairs at a cost not to exceed \$330,000 and approving this resolution will allow us to schedule the best time of the year to apply the repairs and resurfacing on the planned road work; and

RESOLVED, that the PMCPOA Board of Directors approves **RESOLUTION #01-05-20-2023**, the resurfacing and repairs to designated Association roads and the Transfer Site at a cost not to exceed \$330,000 as included in the 2023-2024 roads department operating budget **Page 4.1**

Submitted by: Director McClellan

MOTION to approve the schematic design for the clubhouse revitalization **Verbal, Director Acosta**

MOTION to approve the update to the user fee schedule **Page 4.2-4.2.1**

MOTION to approve Business Policy & Procedures A-16 (Rentals) **Page 4.3-4.3.2**

MOTION to approve Business Policy & Procedures A-17 (Bylaw Amendments By Members) **Page 4.4-4.4.1**

MOTION to approve Business Policy & Procedures B-10 (Timecards) **Page 4.5-4.5.1**

MOTION to approve Business Policy & Procedures B-16 (All Hands Meetings) **Page 4.6-4.6.1**

MOTION to approve the new Business Policy & Procedures H-17 (Clubs/Guilds) ... **Page 4.7-4.7.6**

MOTION to approve a variance for a shed to be placed 4 feet into the rear 20-foot setback **Page 4.8-4.8.2**

IX. INFORMATION AND CORRESPONDENCE

1. Environmental Control Recap for the Month of April 2023 **Page 5.0**
2. Patrol Recap for the Month of April 2023 **Page 5.1**

The board sent and received twenty-four (24) items of correspondence.

X. DIRECTORS' FORUM

Director Throckmorton – Mountain Communities Family Resource Center Update

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Committee Liaison Report

Director McClellan - Budget & Finance (3rd Wednesday at 5:00 p.m.)
Director Gilbert – Communications (1st Tuesday at 6:00 p.m.)
Director Gabriel - Emergency Preparedness (4th Saturday at 9:00 a.m.)
Director Acosta - Environmental Control (1st Friday at 2:00 p.m.)
Director Hoyt-Voelker – Fire Safe Council
Director Ballard – Governing Documents (1st Saturday at 9:00 a.m.)
Director Burkett - Greens & Grounds (1st Friday at 9:00 a.m.)
Director Throckmorton – Planning (1st Saturday at 1:00 p.m.)
Director Lewis – MPMWC (July 8, 2023 at 10:00)
Director Lewis - PMCCPOA

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

In the April 15, 2023 executive session, the following was discussed:

Litigation/Potential Litigation – (4)	4-Discussed
Contract's – (2)	1-Discussed 1-Approved, Leighton NTE \$86,940
Forbearance Agreements – (2)	2-Approved, 3405-188, 3467-268/3508-128
Foreclosure Requests – (0)	0-Discussed
Hearings (10)	3-Discussed 7-Approved, 3402-252, \$1,000; 3508-145, \$500 (Abeyance); 3402-121, \$250; 3405-188, \$3,000 (Abeyance); 3508-586, \$250 (Abeyance); 3405-156, \$1,000; 3507-341, \$3,000 (Abeyance)
Personnel – (0)	0-Discussed

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The next Regular Open Board Meeting will take place on June 17, 2023 at 10:00 a.m. in the Condor Room.

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

MINUTES
PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS' – REGULAR MEETING
SATURDAY, APRIL 15, 2023
10:00 AM – CONDOR ROOM

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 Bill Lewis II called the meeting to order at 10:00 a.m. Seven directors attended: Cam Acosta, Richard Ballard, Philip Gabriel, Carolyn Gilbert, Peggy Hoyt-Voelker, Bill Lewis II, and Ellen McClellan. Directors Steve Burkett and Phyllis Throckmorton were excused. Also, in attendance: recording secretary Grace Wollemann.

II. ADOPT THE AGENDA

MOTION by Director Acosta, **SECOND** by Director Gilbert that the agenda for the Board of Directors Meeting of April 15, 2023 be adopted. **MOTION** carried.

III. BUDGET

MOTION by Director McClellan, **SECOND** by Director Hoyt-Voelker to approve **RESOLUTION #01-04-15-2023**, and adopt the 2023-2024 budget and approves the assessment for fiscal year 2023-2024 in the amount of \$1,928 (one thousand, nine hundred and twenty-eight dollars) per lot per CC&R Article 6. **MOTION** carried.

Discussion: The accounting manager explained the increase to the assessment is due to reserve funding, operating expenses, insurance increases and the increase in minimum wage. Members discussed billing cycles, making payments throughout the year. Topics included budget process, equestrian center, and the reserve study.

IV. CONSENT AGENDA

There were zero (0) committee applications for approval.

MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker to approve the draft minutes of the Special Open Draft Budget Board Meeting March 11, 2023 and the Board of Directors' Regular Board Meeting March 18, 2023. **MOTION** carried.

V. OFFICER REPORTS

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

MOTION by Director McClellan, **SECOND** by Director Ballard to ratify the Association's March 2023 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

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V. COMMITTEE REPORTS

MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker to acknowledge receipt of the committee minutes. **MOTION** carried.

MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker to remove one (1) environmental control committee project recommendation regarding the destruction of two trees. **MOTION** carried.

MOTION by Director Acosta, **SECOND** by Director McClellan to approve six (6) environmental control committee project recommendations. **MOTION** carried.

There were zero (0) cottage industry permits requested.

Discussion: Board requested more information regarding the removal of the trees. The board asked what damage was done by the trees and are the trees healthy.

VI. MEMBER'S OPEN FORUM

Discussion: Members discussed the pool, reserve study, snowplows, pool cover, Transfer Site, member complaints, post office boxes, town hall, fire response, the commercial center, security, Frazier Park addresses and zip code changes.

VII. OLD BUSINESS

Financing Options for Clubhouse Complex Revitalization Project Survey Update

Discussion: The board chair gave the following updated information regarding the clubhouse revitalization survey; Option #1, one-time assessment, 14%, Option #2, assessment increase, 20%, Option #3a, supported something, 39%, Option #3b, no or unresponsive, 26%.

VIII. NEW BUSINESS

MOTION by Director McClellan, **SECOND** by Director Hoyt-Voelker to approve **RESOLUTION #02-04-15-2023**, allocating up to \$250,000 (NTE) from carryover funds to the reserve fund following the 2022-2023 Audit as directed by Bylaw 10.12. **MOTION** carried.

MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker to approve **RESOLUTION #03-04-15-2023**, the 2023-2024 Election Packet and Candidates pursuant to Bylaw 8.08 (F) (6) as submitted. **MOTION** carried.

MOTION by Director Acosta, **SECOND** by Director Gilbert to approve **RESOLUTION #04-04-15-2023**, the Rules Violation/Fine Penalty for the Annual Assessment mailing package for the 2023-2024 fiscal year as submitted. **MOTION** carried.

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MOTION by Director Acosta, **SECOND** by Director Gilbert to approve a change in time for the regularly scheduled Board of Directors meeting of May 20, 2023, moved from 10:00 a.m. to 8:00 a.m. in order to facilitate board and membership participation in the Lilac Festival activities and that the board directs that notice of the change of time be published in the Condor, the website and posted in the lobby. **MOTION** carried.

MOTION by Director Acosta, **SECOND** by Director McClellan to approve a variance for a shed to be placed 4 to 5 feet into the rear 20-foot setback. **MOTION** withdrawn.

Discussion: The board liaison and the environmental control committee chair stated the committee did not pass this variance. The committee needed to take a look at where the shed would be placed.

IX. INFORMATION AND CORRESPONDENCE

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

X. DIRECTORS' FORUM

Committee Liaison Report

Director McClellan - Budget & Finance (3rd Wednesday at 6:00 p.m.)

Discussion: The committee needs new committee members with a knowledge of accounting principles.

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

Discussion: Committee is looking to have all committee meetings be on zoom and are looking for ways to pay assessments via the website, and asked if the generator could be connected to radio 1610. They also suggested Verizon put in another tower.

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

Discussion: The committee held the Fire Safety Town Hall as their meeting.

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

Discussion: See environmental control project recommendations.

Director Hoyt-Voelker – Fire Safe Council

Discussion: The Fire Safe Council attended the fire safety town hall, hosted the home assessment class, hired the grant person and is working with the schools.

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

Discussion: The EC code is finished and now with the EC committee for review.

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

Discussion: The proshop was closed for 16 days due to weather, the campground is open May 1st, and discussion ensued regarding the restocking of Ferns Lake with fish.

Director Lewis for Director Throckmorton – Planning (1st Saturday at 1:00 p.m.)

Discussion: The planning committee is recommending each committee hold a town hall each year, starting with Budget & Finance, discussed the slides for new member orientation and looking for a new website that would be ADA compliant. The committee are also looking to recruit a grant writer.

Director Lewis for Director Throckmorton – MPMWC (April 8, 2023 at 10:00)

Discussion: The MPMWC discussed an assessment increase, water leaks during the storm, location of meter boxes, sirens and prohibiting standing water.

Director Lewis - PMCCPOA

Discussion: PMCCPOA's upcoming events include the Lilac Festival, Wine in the Pines and Run to the Pines.

XI. MEMBERS' REBUTTAL FORUM

Discussion: Members discussed the shed variance, new member orientation, and upcoming events.

XII. ADJOURNMENT

In the March 18, 2023 executive session, the following was discussed:

Litigation/Potential Litigation – (2)	2-Discussed
Contract's – (0)	0-Discussed
Forbearance Agreements – (3)	3-Approved, 3405-075, 3507-036/037, 3508-372
Foreclosure Requests – (1)	3-Approved, APN 316-402-09-00-9
Hearings (9)	5-Discussed 4-Approved, 3508-244, \$1,000; 3402-048, \$500; 3402-489, \$1,000; 3508-373, \$1,000;
Personnel – (1)	1-Discussed

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The next Regular Open Board Meeting will take place on May 20, 2023 at 8:00 a.m. in the Condor Room.

MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker to adjourn.
Meeting adjourned at 11:40 a.m.

Acknowledgement of Board Approval by:

Cameron Acosta, Board Secretary

May 20, 2023
Date

PINE MOUNTAIN CLUB
APPLICATION FOR COMMITTEE MEMBERSHIP
(Please Print)

Please fill in this form as fully as possible. This will help us understand how you can assist this committee achieve its goals.

Committee assignment requested: Planning

Name: Nichole Gates Tract: [REDACTED] Lot: [REDACTED]

PMC address: [REDACTED] (cell) [REDACTED]
PMC phone: [REDACTED]

PMC P.O. Box: [REDACTED] Other address: N/A
(if not full time resident)

Other phone: _____

My background for this committee: I am an active PMC member with a great interest in becoming a participant in improving the POA across the board. My professional background is in academics and copy editing, but I also have an educational background in Business and Business Law.

Other PMC committees I have served on: N/A

What I would like to see this committee accomplish: Improvements to existing PMC logistics, achievements of long and short-term agenda goals, a streamlined and efficient solution-oriented response to the changes needed and planning required to look ahead confidently.

Other committees in which I have an interest: _____

I have read the Committee Charter and Common Rules for All Committees and I believe that I can benefit PMC by serving on this committee. I understand that unless I am authorized by the Board of Directors to speak or write publicly for the committee, I will state my name at the beginning of my written or oral remarks, clearly identify myself as a property owner in Pine Mountain Club and then clearly state that I am speaking as a property owner and not as a member of or on behalf of the committee.

Signed: Nichole Gates Date: 4/6/23

Office Use Only

Verified to be a PMCPOA Member in good standing.

By: Adul Martins Date: 4-18-23

Approved by the PMCPOA Board of Directors. Date: _____

Chairman of the Board

Secretary of the Board

Committee Minutes Record

July – June 2022-2023

	Meeting Date	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	Name												
1	Budget & Finance L: Ellen McClellan	CA	CA						CA	CA	CA		
2	Communications L: Carolyn Gilbert	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	
3	Election Committee L: Cam Acosta	DK	DK	DK	DK	DK	DK	DK	NA	NA	DK	DK	DK
4	Emergency Preparedness L: Philip Gabriel	CA	CA	CA	CA	CA	DK	CA	DK	DK	CA		
5	Environmental Control L: Cam Acosta	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA		
6	Governing Documents L: Richard Ballard	CA	CA	CA	CA	CA	CA	CA	CA	DK	CA	CA	
7	Greens and Grounds L: Steve Burkett	CA	CA	CA	CA	CA	DK	DK	DK	CA	CA	CA	
8	Planning L: Phyllis Throckmorton	CA	CA	DK	CA	CA	CA	CA	CA	DK			
9	Recreation L: Vacant												
10	Committee Chair/Liaison L: None												

CA = Committee Approved C = Cancelled D = Draft DK = Dark
L = Liaison Q = Mtg. dismissed - lack of quorum.

PMCPOA Budget & Finance Committee

April 12, 2023

Condor Room 5 PM

I. Call to order

By Elizabeth Gower, Chair 5:05 pm.

Attendees: Committee Members: Elizabeth Gower, Michael Voelker, Gary Cadwallader, Ewa Lipinski, Jennifer Emett Vadim Zadykian **Board Liaison:** Ellen McClellan; **Staff:** Accounting George Esparza Accounting Manager, **Guest:** Bill Lewis II, Board Chair

Minutes for March 15, 2023, were previously reviewed and approved by email.

II. Old Business: None

New Business:

Draft Detailed Proposed 2023/2024 Budge Update.

The Draft 2023/2024 Budget update was presented by Accounting Manager Jorge Esparza. Jorge reported that the proposed increase of yearly assessments was reduced from \$150 to \$140.

Financial Reports: Distributed and Reviewed by George Sparza, Accounting Assistant. **Please refer to George Sparza Financial Package Review for detail explanation of monthly financials.**

Review of Treasure's Report was completed – Some discussion- no issues.

Review of Balance Sheet & Statement of Changes in Fund Balances was completed – No discussion -no issues.

Review of Statement of Revenues, Expenses & Changes in Fund Balances was completed – No discussion- no issues.

Review of Cash Flows was completed – Some discussion-no issues.

Review of Available Operating Cash Statement was completed – No discussion-no issues.

Review of Consolidated Operating Income Statement was completed – No discussion-no issues.

Review of Statement of Income for each department was completed – See Discussions

Review of Statement of Income: Projects –No discussion- no issues

Review of State of Income: Reserve – No discussion-no issues.

Motion to approve March 2023 Financials by Jennifer Emett and second by Michael Voelker. Approved 6 to 0.

Discussions:

Treasurers Report: There was general discussion of the impact of the recent record breaking snowstorm and the reduction of Social Activities (Condor Café, Lounge, and Pro Shop) Revenues.

Clubhouse Maintenance: There was a general discussion about the increased electricity cost from Southern California Edison for individual members and the Association.

RV/Campground/Parks & Grounds: Jennifer Emmett inquired about the RV/Campground not being full and the condition of the gate (not being able to close). Jorge Esparza stated that the RV/Campground was full and that he would issue a work order to fix the gate.

Pro Shop: There was a further discussion about the decrease in revenue for the Pro Shop due to the Shop being closed for 8 days and the golf course closed for 39 days, year to date.

Next B&F Meeting will be at 5:00 pm on April 12, 2023, in the Condor Room

Adjournment: Elizabeth Gower, Chair adjourned the meeting at 5:53pm

Submitted by Michael J. Voelker

Pine Mountain Club - Communications Committee

Approved Minutes May 2, 2023

CALL TO ORDER: 6:07 PM

ROLL CALL: Members: Jennifer Emett, Brad Hudson, Rosser Goodman, Beth Sterner, Debra Manoogian

Board Liaison: Carolyn Gilbert

Visitor: Todd Greisen, Ronni Wilde, Grace Wollemann, Cliff Penick, Hratch Kayichian, Cheryl Lacy

1. **Prior month's meeting minutes:** Approved during last meeting. No discussion needed.
2. **Agenda:** Approved
3. **Board Liaison report/updates:** May Board Meeting @ 8 AM due to Lilac Festival, possible Zoom connectivity participation for Planning Committee this Saturday,
4. **Compliments, Complaints and Concerns:** none received in box
5. **Condor:** great layout
6. **Other Committee News:**
 1. Communication Committee Registration due May 31st – last reminder
7. **Old Business**
 1. **Chairman's March 7, 2023 email:** continue 9 points
 - Bullet 7:** Establishing a list of volunteers – preferably prior to winter season 2024
 - Bullet 8:** Nothing new to add regarding a list of businesses and persons for additional services and for assistance – follow up needed for June
 - Bullet 9:** Emergency notification system, increasing the subscribers –effective? Yet to be determined- Ronni will include info in Condor
 2. **Website payments** - Sara – skip this month
 3. **Member Five Year Strategic Plan** – line 1- 42 reviewed with comments.
https://docs.google.com/spreadsheets/d/1Z6lIR5AR3DFI2rB79AafPrneuJ2bkwf_/edit?usp=share_link&ouid=100144176286539227151&rtpof=true&sd=true
8. **New Business – for June**
 1. For Severe weather communication - lessons learned from February Blizzard 2023 for website and flier
 2. Discuss actual official page and the Monday email blasts

Approve Minutes for Today's Meeting

Next Meeting: June 6th 2023

ADJOURN: 7:33 PM

APPROVED

**Environmental Control Committee
Meeting Minutes
April 7, 2023**

- I. **In Attendance:** Mike Joseph – Chair, Brent Benett – Vice-Chair, Bob Clark, Andrea Schoening, Ron Freeman - Members / Cameron Acosta - Board Liaison / Kay Chilano – Staff
- II. **Absent:** Joe Ladin
- III. Guests: None

I. **Meeting called to order at 2:00 PM**

II. **Review and approval of plans**

- a) Trivedi – [REDACTED] – [REDACTED] – SFR
Motion to approve as submitted by Mike Joseph, 2nd by Brent Bennett
Unanimous.
- b) Shasta Way LLC – [REDACTED] – SFR
Motion to approve as submitted by Mike Joseph, 2nd by Ron Freeman,
Unanimous
- c) Drake – [REDACTED] – SFR
Motion to approve as submitted by Mike Joseph, 2nd by Ron Freeman
Unanimous.
- d) Miranda – [REDACTED] – SFR
Motion to continue to the next meeting. Member was previously
approved for his SFR but decided to change the type of home to build.
ECC needs more information regarding engineered drawings on this
steel framed structure with metal exterior, which he did not include.
By Mike Joseph, 2nd by Brent Bennett, Unanimous.
- e) [REDACTED] – Tree
removal request. Motion to approve the removal of two very large Jeffrey
trees that are threatening the structure. Email attached.
- f) Mahony – [REDACTED] – Solar
Motion to approve as submitted by Mike Joseph, 2nd by Brent
Bennett, Unanimous.

APPROVED

- g) Montilla – [REDACTED] – Solar
Motion to approve as submitted by Mike Joseph, 2nd by Ron Freeman,
Unanimous
- h) Mobley – [REDACTED] – Solar
Motion to approve as submitted by Mike Joseph, 2nd by Brent Bennett,
Unanimous
- i) Kim – [REDACTED] – Variance
Member wishes to put a 10 x 12 shed 4 feet into the rear setback.
Variance process completed with no opposition. Joe Ladin to visit the
site and observe exactly where the shed will be installed. Continued
to the May meeting.

III. New Business

- a) Joe Ladin, EC Officer, reported on minor projects approved. 1
fence, 0 sheds, 8 tree permits.
- b) Bob Clark resigned from the EC Committee

Old Business - None

IV. Approval of Minutes of -March 3, 2023

Minutes approved by email on March 7, 2023

By Mike Joseph, Brent Bennett, Ron Freeman

V. Meeting adjourned at 3:09 PM

Motion: By Mike Joseph

2nd: By Brent Bennett

**Governing Documents Committee
Minutes for May 6, 2023
Zoom Application Meeting
9:00 a.m.**

1. Meeting was called to order at 9:00 a.m. by chair, John Cantley.

Present were members John Cantley (chair), Grace Wollemann, Connie Baldin, Rick Throckmorton and Alicia Rogers, environmental control officer Joe Ladin, board chair Bill Lewis II, and guests, director Carolyn Gilbert, Association members Cliff Pennick, Vicky Kraft, and Dean Cosper, future general manager Todd Greisen. Absent excused were committee members Patrice Stimpson (vice chair) and board liaison Richard Ballard.

2. Minutes for Minutes for April 1, 2023 reviewed and approved by email.

3. Documents reviewed.

Cottage Industry Permit Application

Discussion: Joe Ladin provided recommendations. The committee approved changes by consensus and recommended the document be forwarded to the board of directors for action.

Business Policy XX Clubs/Guilds

Discussion: Grace provided recommendations. The committee approved changes by consensus and recommended the document be forwarded to the board of directors for action.

Business Policy A-16 Rentals

Discussion: Grace provided recommendations. The committee approved changes by consensus and recommended the document be forwarded to the board of directors for action.

Business Policy A-17 Bylaw Amendment by Members

Discussion: Grace and board chair provided recommendations. The committee approved changes by consensus and recommended the document be forwarded to the board of directors for action.

Business Policy B-4 Employee Hiring

Discussion: Grace provided recommendations. The committee referred the policy back to Grace for an update on the hiring schedule. It will be brought back to the committee at the June meeting.

Business Policy B-10 Timecards

Discussion: Grace provided recommendations. The committee approved changes by consensus and recommended the document be forwarded to the board of directors for action.

Business Policy B-16 All Hands Meetings

Discussion: Grace provided recommendations. The committee approved changes by consensus and recommended the document be forwarded to the board of directors for

**Governing Documents Committee
Minutes for May 6, 2023
Zoom Application Meeting
9:00 a.m.**

action.

Rule Article 3 and Business Policy B-17 were deferred to the June meeting due to time constraints.

5. Adjournment.

Motion by Connie Baldin, **Seconded** by Grace Wollemann, to adjourn at 11:25 a.m. **Motion** carried unanimously.

The next governing documents committee meeting will be held at **9:00 a.m. on June 3, 2023, via Zoom.**

John Cantley, Chair, Governing Documents Committee

GREENS AND GROUNDS COMMITTEE MEETING

APRIL 14, 2023

MEETING CALL TO ORDER – CHAIR DAVID GARDNER CALLED THE MEETING TO ORDER AT 9:00 A.M. IN THE PRO SHOP.

MEMBERS PRESENT- JO ANN BLAIR, KAREN KERBS, DAVID GARDNER, KELLY FENDLEY, LINDA FENDLEY, CLIFF PENICK, TONY HARMON, MARK TICINOVICH, AND BOARD LIAISON STAND IN FOR STEVE BURKETT, TONY HARMON.

MINUTES REVIEWED- THE COMMITTEE REVIEWED THE MINUTE FOR MARCH 17, 2023. **MOTION** BY KAREN KERBS AND SECONDED BY KELLY FENDLEY TO APPROVE THE MINUTES AS READ. **MOTION** CARRIED.

GENERAL MANAGER- BOD BILL LEWIS STOOD IN FOR KARIN SHULMAN. REPORTED THE POOL WILL OPEN ON MEMORIAL DAY WEEKEND, ALSO LOOKING INTO RESTOCKING FERN LAKE WITH FISH.

BOARD LIAISON- TONY HARMON NO COMMENT.

GOLF MAINTENANCE- ANDREAS MONTEJANO GAVE HIS REPORT ON PMC PARKS, TRAILS, AND CAMP GROUND STORM CLEANUP.

MIKE PIERCE GAVE HIS REPORT.

PUT NITRO ON THE GREENS, FERTILIZING THE COURSE, BALL PARK AND LAMKIN PARK. HE WILL BE PURCHASING TWO NEW FAIRWAY MOWERS AND TRADE IN OLD ONES. A NEW BALL PICKER CART ARRIVES IN JUNE. THEIR WILL BE A SOD FARM INSTALLED BEHIND #7 GREEN. WILL DETHATCH THE APRONS AND PLANT BENT GRASS, WILL REPLACE THE SAND IN BUNKERS WITH STARK WHITE SAND AND NUMBERS 5-14 TEE BOXES WILL BE SODDED HALF AT A TIME.

GOLF OPERATIONS – CODY ROSE REPORTED 106 ROUNDS OF GOLF PLAYED IN MARCH AND 16 SNOW DAYS CLOSED. THE TABLES AND CHAIRS ARE COMING FOR THE NEW PATIO. MARKING PAINT FOR THE HOLES FOR MEMORIAL DAY WEEKEND TOURNAMENT WILL BE IN ALSO.

OPEN DISSCUSION- CLIFF PENICK DISSCUSUED A POSIBLE PRO AM TOURNAMENT FOR SEPTEMBER.

AFTER THE MEETING A PMC MEMBER SUGESTED THE POSSIBILITY OF PUTTING A BAR TYPE RAIL AROUND THE NEW PATIO, TO BE DISSCUSUED AT THE NEXT MEETING. HAVE THE RV STORAGE GATE REPAIRED. **MOTION** BY KELLY FENDLEY, SECONDED BY CLIFF PENICK TO ADJOURN THE MEETING. THE MEETING ADJOURNED AT 9:29 A.M. **THE NEXT MEETING WILL BE HELD IN THE PRO SHOP AT 9:00 A.M. ON MAY 5TH 2023.** MINUTES BY LINDA FENDLEY

GREENS AND GROUNDS MEETING

MAY 5TH, 2023

MEETING CALLED TO ORDER- CHAIR DAVID GARDNER CALLED THE MEETING TO ORDER AT 9:00 A.M. IN THE PRO SHOP.

MEMBERS PRESENT WERE- DAVID GARDNER, KELLY FENDLEY, LINDA FENDLEY, KAREN KERBS, TONY HARMON, MARK TICINOVICH, JO ANN BLAIR AND BOARD LIAISON STEVE BURKETT. GUESTS WERE BILL LEWIS AND MIKE MCRERY.

MINUTES WERE REVIEWED- THE COMMITTEE REVIEWED THE MINUTES FOR APRIL 14TH, 2023 BY EMAIL AND APPROVED THEM BY EMAIL. **MOTION** BY KAREN KERBS SECONDED BY LINDA FENDLEY TO APPROVE THE MINUTES AS READ. **MOTION** CARRIED.

GENERAL MANAGER- BILL LEWIS GAVE KAREN SHULMANS REPORT. THE FRONT OF THE OFFICE BUILDING HAS BEEN BEAUTIFIED AND THE MEDALLION HAS BEEN REFURBISHED AND HUNG BACK UP ON MLP NEXT TO THE TENNIS COURTS. BILL LEWIS DONATED SHADE COVERS FOR THE DOG PARK. WE WILL BE ADDING SHADE COVERS AT THE POOL AS SOON AS WE CAN PURCHASE THEM WITH THE NEW BUDGET JULY 1ST.

KARIN SHULMAN AND THE NEW **GM** WILL BE AT THE JUNE 2ND GREENS AND GROUNDS MEETING.

BOARD LIAISON – STEVE BURKETT HAD NO COMMENTS.

GOLF OPERATIONS – CODY ROSE REPORTED 638 RND. OF GOLF PLAYED IN APRIL AND ONE SNOW DAY CLOSED.

GOLF MAINTENANCE- MIKE PIERCE GAVE UPDATES ON THE GOLF COURSE. THE CAMP GROUNDS OPENED MAY 1ST. HE'S WAITING FOR THE SOIL TEMPS TO RISE THEN HE WILL SEED. THE GREENS WILL HAVE SILVER TREATMENT FOR THE MOLD. THE NETTING ON #2 WILL BE REPAIRED TODAY.

MOTION TO APPROVE THE PRICE CHANGES FOR THE GREEN FEES BY DAVID GARDNER AND SECONDED BY MARK TICINOVICH, **MOTION** CARRIED.

MOTION TO ADJOURN THE MEETING BY KELLY FENDLEY SECONDED BY KAREN KERBS. THE MEETING ADJOURNED AT 9:15 A.M. NEXT MEETING WILL BE HELD ON JUNE 2ND IN THE PRO SHOP AT 9:00 A.M. MINUTES BY LINDA FENDLEY

**PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC.
ENVIRONMENTAL CONTROL COMMITTEE
PROJECT RECOMMENDATION TO THE BOARD OF DIRECTORS**

Project:

Tract: [REDACTED] Lot: [REDACTED]

Property Address:

[REDACTED]

Property Owner(s):

Sean & Sarada Lewis

Architect/Builder (if applicable):

Bob Stowell

Project Type: SFR ☒

DECK ☐

ADDITION ☐

GARAGE ☐

CARPORT ☐

RETAINING WALL ☐

SOLAR ☐

MINOR (FENCE, SHED, ETC) ☐

OTHER ☐

Square feet: _____

Survey? Yes ☒ No ☐

Inspection Date:

5/5/23

Committee members: Joseph ☒

Bennett ☒

~~DARK~~
~~Clark~~ ☐

Schoening ☒ Freeman ☒

Setbacks OK? Yes ☒ No ☐

Fence construction (if applicable) OK? Yes ☐ No ☐

Comments: _____

Trees to be removed: # _____ Replacement trees required ☐ Recommended ☐

Comments: _____

Propane tank location, OK? Yes ☒ No ☐ Exterior color/finish (if applicable) OK? ☐

Comments: _____

Variance Required (reason): _____

Variance recommended by E.C. Committee:

Yes ☐

No ☐

*For Solar Projects: ☐ Panels to be Matte finish ☐ Framing to be non-Reflective

EC Committee Recommendation: Approved ☒ Denied ☐ Continued ☐ Tabled ☐

Reason for denial: CC&R and/or EC Code Section xxx _____

Comments / Stipulations: AS SUBMITTED

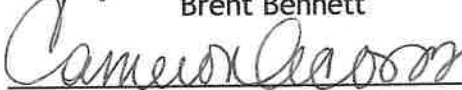
EC Committee - Signature: _____



Brent Bennett

Date: 5/5/23

Board Liaison Review: _____



Cameron Acosta

Date: 5/5/23

Board of Directors approves ECC recommendation ☐ Date: _____

Director's Signature: _____

Print & Sign

Director's Signature: _____

Print & Sign

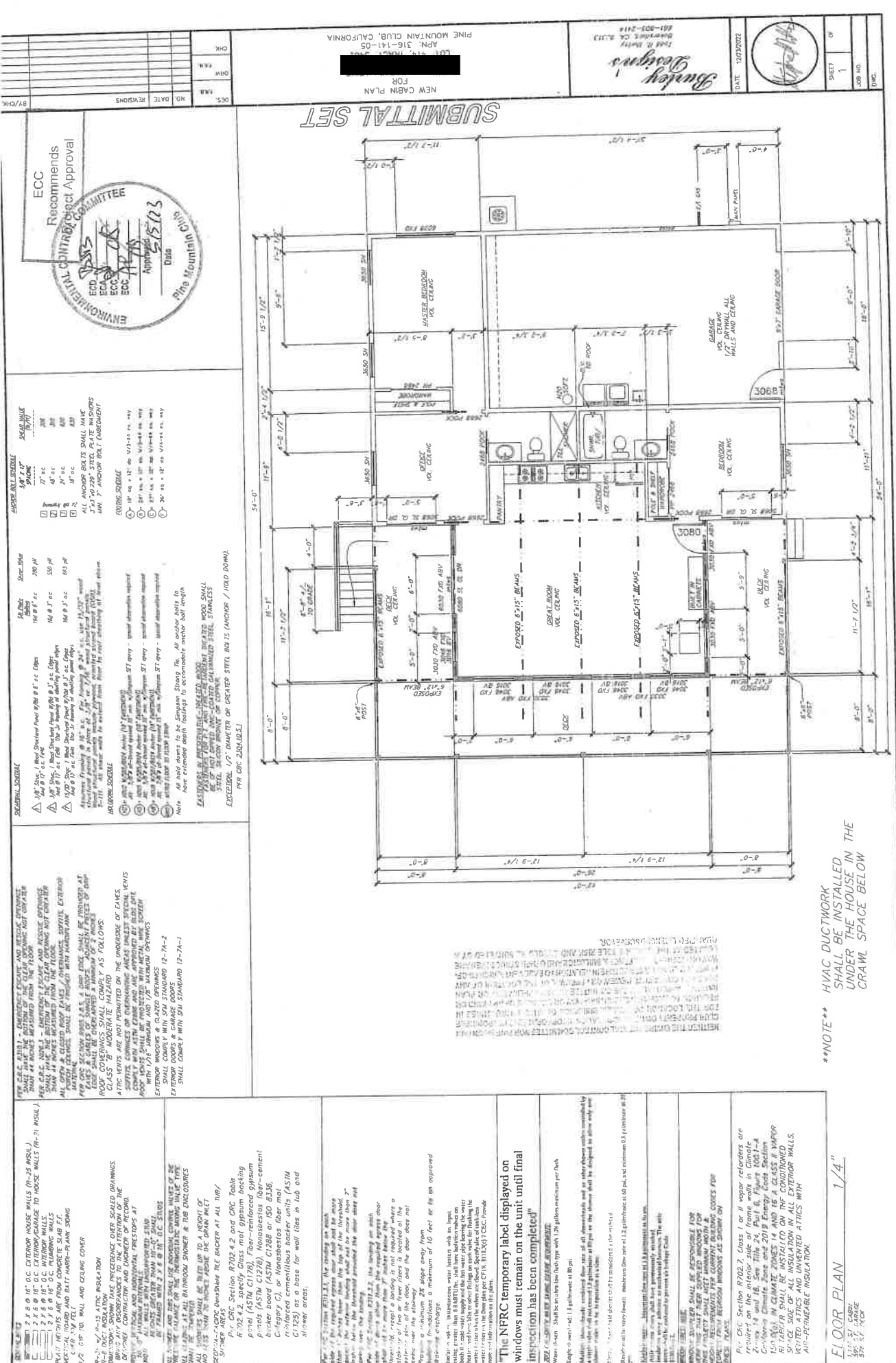
Board of Directors denies ECC recommendation ☐ Date: _____

Director's Signature: _____

Print & Sign

Director's Signature: _____

Print & Sign



***NOTE** HVAC DUCTWORK SHALL BE INSTALLED UNDER THE HOUSE IN THE CRAWL SPACE BELOW

FLOOR PLAN 1/4"

3.2.3

	3" x 12" SPACING	SEWER VALUE (b/f)
<input checked="" type="checkbox"/> 7' x 12' spacing	72" B.E.	208
<input checked="" type="checkbox"/>	48" B.E.	310
<input checked="" type="checkbox"/>	24" B.E.	620
<input checked="" type="checkbox"/>	18" B.E.	620

ALL ANCHOR BOLTS SHALL HAVE
 3" x 3" x .225" STEEL PLATE WASHER
 MIN. 7" ANCHOR BOLT EMBEDMENT

FOOTING SCHEDULE

(A) 18" sq x 12" dp 1/2-14 ea way

(B) 24" sq x 12" dp 1/2-14 ea way

(C) 27" sq x 12" dp 1/4-14 ea way

(D) 36" sq x 12" dp 1/4-14 ea way



1/2" OF J.I. @ 12" O.C. - CORNER JOISTS BELOW PERM. WALLS ABOVE
 15'-3" MINIMUM SPAN
 2x 10 BOARD
 18" MINIMUM DISTANCE FROM BOTTOM OF F.J. TO GRADE BELOW
 1/4" PEYHOO SURFLOOR AT CONDITIONED AREAS.
 EXPOSED 1. SPAN RATING 24/76
 R# 0.5" O.C. BOUNDARIES AND PANEL EDGES
 R# 0.15" O.C. FIELD
 PANEL EDGE BLOCKING "NOT" REQUIRED
 R-22 GLOSS INSULATION

DECK FRAMING
2"x8" REDWOOD OR TREX - 8'-0" MAXIMUM SPAN
3x REDWOOD OR TREX JOISTS

1 SQ. FT. FOR EACH 150 SQ. FT.
SECURED FOR CRANE TRAIL

10/11/2000 10:00 AM



	DATE 12/23/2022		DES.		NO DATE		REVISIONS		BY/CHK		
			DWG		T&B						
			CHK								
SHEET 2 OF		JOB NO.		DWG							
<p>NEW CABIN PLAN FOR SEAN AND SARADA LEWIS SEAN AND SARADA LEWIS LOT: 414 TRACT: 3402 APN: 318-141-05 PINE MOUNTAIN CLUB, CALIFORNIA</p>											

This architectural drawing shows a detailed floor plan of a building. The plan includes several rooms and structural elements:

- Top Section:** A series of vertical lines representing a wall or partition, with a note "30\" x 18\" UNDER FLOOR ACCESS" pointing to a specific area.
- Left Section:** A large room with horizontal lines, labeled "15'-7 1/2\"".
- Center Section:** A narrow corridor or hallway containing two sets of stairs, each labeled "UP" and "DOWN". There are also circular symbols indicating doors or openings.
- Right Section:** A large open area labeled "4\" SLAB W/ 5X6-12/18 S.W.H OVER 8\" SAND FILL & 10 ML. MOISTURE BARRIER". Below this label is a circular symbol with the number "1" inside.
- Bottom Section:** A staircase labeled "11'-0\"", and another set of stairs at the bottom left corner.
- Dimensions:** Various dimensions are noted throughout the plan, such as "15'-7 1/2\"", "11'-0\"", and "30\" x 18\"".

[illegible]

FOUNDATION PLAN 1/4"

Per AWS Section R03.1.6, foundation anchorage shall be located at the middle third of the width of the sill plate. The shank of the anchor for 2x4 sills shall be 1-1/8 inch from the edge and for 2x6 sills shall be 1-3/4 inch from the edge.

ALL HOLDINGS MUST BE RED IN PLACE
PRIOR TO FOUNDATION INSPECTION.

STUCCO WEEP SCREEN

RIGHT ELEVATION 1/4"

LEFT ELEVATION 1/4"

REAR ELEVATION

FRONT ELEVATION 1/4"

3.2.6

**PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC.
ENVIRONMENTAL CONTROL COMMITTEE
PROJECT RECOMMENDATION TO THE BOARD OF DIRECTORS**

Project:

Tract: [REDACTED]

Lot: [REDACTED]

Property Address:

[REDACTED]

Property Owner(s):

Gladys Helen Perez

Architect/Builder (if applicable):

Project Type: SFR ☐

DECK ☐

ADDITION ☐

GARAGE ☐

CARPORT ☐

RETAINING WALL ☐

SOLAR ☒

MINOR (FENCE, SHED, ETC) ☐

OTHER ☐

Square feet: _____

Survey? Yes ☐ No ☐

Inspection Date:

5/5/23

Committee members: Joseph ☒

Bennett ☒

~~Clark~~ ^{TARK} ☒

~~Schoening~~ ☒

Freeman ☒

Setbacks OK? Yes ☒ No ☐

Fence construction (if applicable) OK? Yes ☐ No ☐

Comments: _____

Trees to be removed: # _____ Replacement trees required ☐ Recommended ☐

Comments: _____

Propane tank location, OK? Yes ☐ No ☐ Exterior color/finish (if applicable) OK? ☐

Comments: _____

Variance Required (reason): _____

Variance recommended by E.C. Committee:

Yes ☐

No ☐

*For Solar Projects: ☒ Panels to be Matte finish ☒ Framing to be non-Reflective

EC Committee Recommendation: Approved ☒ Denied ☐ Continued ☐ Tabled ☐

Reason for denial: CC&R and/or EC Code Section xxx _____

Comments / Stipulations: AS SUBMITTED

EC Committee - Signature: Brent Bennett Date: 5/5/23

Brent Bennett

Board Liaison Review: Cameron Acosta Date: 5/5/23

Cameron Acosta

Board of Directors approves ECC recommendation ☐ Date: _____

Director's Signature: _____

Print & Sign

Director's Signature: _____

Print & Sign

Board of Directors denies ECC recommendation ☐ Date: _____

Director's Signature: _____

Print & Sign

Director's Signature: _____

Print & Sign

SHEET INDEX		LEGEND		SCOPE OF WORK		GENERAL NOTES	
PAGE #	DESCRIPTION						
PV 1.0	COVER SHEET	SE	SERVICE ENTRANCE	<ul style="list-style-type: none">• SYSTEM SIZE: 7110W DC, 6000W AC• MODULES: (18) JA SOLAR: JAM54S31-395/WR• INVERTERS: (1) SOLAREDDGE• TECHNOLOGIES: SE6000H-USN• RACKING: ULTRA RAIL SPEEDSEAL FOOT, SEE DRAWING SNR-DC-00438• MAIN PANEL REPLACEMENT: EXISTING 100 AMP MAIN PANEL WITH 100 AMP MAIN BREAKER TO BE REPLACED WITH NEW 225 AMP MAIN PANEL WITH 200 AMP MAIN BREAKER.		<ul style="list-style-type: none">• ALL WORK SHALL COMPLY WITH 2022 CRC/CBC/CESB, MUNICIPAL CODE, AND ALL MANUFACTURERS' LISTINGS AND INSTALLATION INSTRUCTIONS.• PHOTOVOLTAIC SYSTEM WILL COMPLY WITH 2022 CEC.• ELECTRICAL SYSTEM GROUNDING WILL COMPLY WITH 2022 CEC.• PHOTOVOLTAIC SYSTEM IS FUNCTIONALLY GROUNDED. NO CONDUCTORS ARE SOLIDLY GROUNDED IN THE INVERTER. SYSTEM COMPLIES WITH 690.41(A).• MODULES CONFORM TO AND ARE LISTED UNDER UL 1703.• INVERTER CONFORMS TO AND IS LISTED UNDER UL 1741.• RACKING CONFORMS TO AND IS LISTED UNDER UL 2703.• SNAPRACK RACKING SYSTEMS, IN COMBINATION WITH TYPE I, OR TYPE II MODULES, ARE CLASS A FIRE RATED.• RAPID SHUTDOWN SYSTEM IN COMPLIANCE WITH CEC 2022 690.12(B)(1) WHERE CONDUCTORS OUTSIDE OF THE ARRAY ARE LIMITED TO LESS THAN 30V IN 30 SECONDS AND CEC 2022 690.12(B)(2) WHERE CONDUCTORS INSIDE THE ARRAY BOUNDARY IS LIMITED TO LESS THAN 80V IN 30 SECONDS• CONSTRUCTION FOREMAN TO PLACE CONDUIT RUN PER 690.31(D).• ARRAY DC CONDUCTORS ARE SIZED FOR DERATED CURRENT.• 13.7 AMPS MODULE SHORT CIRCUIT CURRENT.• 21.4 AMPS DERATED SHORT CIRCUIT CURRENT [690.8 (A)(1) & 690.8 (B)].	
PV 2.0	SITE PLAN	MP	MAIN PANEL				
PV 3.0	LAYOUT	SP	SUB-PANEL				
PV 4.0	ELECTRICAL	LC	PV LOAD CENTER				
PV 5.0	SIGNAGE	SM	SUNRUN METER				
		PM	DEDICATED PV METER				
		INV	INVERTER(S)				
		AC	AC DISCONNECT(S)				
		DC	DC DISCONNECT(S)				
		CB	IQ COMBINER BOX				
			INTERIOR EQUIPMENT SHOWN AS DASHED				
			CHIMNEY				
			ATTIC VENT				
			FLUSH ATTIC VENT				
			PVC PIPE VENT				
			METAL PIPE VENT				
			T-VENT				
			SATELLITE DISH				
			FIRE SETBACKS				
			HARDSCAPE				
		— PL— PROPERTY LINE					
		SOLAR MODULES					
		RAIL SCALE: NTS					
		STANDOFFS & FOOTINGS					

ABBREVIATIONS	
A	AMPERE
AC	ALTERNATING CURRENT
AFC	ARC FAULT CIRCUIT INTERRUPTER
AZIM	AZIMUTH
COMP	COMPOSITION
DC	DIRECT CURRENT
(E)	EXISTING
ESS	ENERGY STORAGE SYSTEM
EXT	EXTERIOR
INT	INTERIOR
MSP	MAIN SERVICE PANEL
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
PRE-FAB	PRE-FABRICATED
PSF	POUNDS PER SQUARE FOOT
PV	PHOTOVOLTAIC
RSD	RAPID SHUTDOWN DEVICE
TL	TRANSFORMERLESS
TYP	TYPICAL
V	VOLTS
W	WATTS
LAN	LANDSCAPE
POR	PORTRAIT

VICINITY MAP	

EC
Recomm
Project Ap



unrus

GILBERT CORREIA, C10, C46
CA CL #750184

20145 TRADE CENTER DRIVE PALMDALE, CA 93551
PHONE 619 894 3523
FAX 0

CUSTOMER RESIDENCE:

TEL (818)554-8786

APN: 256-444-10-00-0

PROJECT NUMBER:

128R-800PÈRE

DESIGNER: (415) 580-6920 ex3

MARCELINO CAGUIOA

SHEET

SITE PLAN

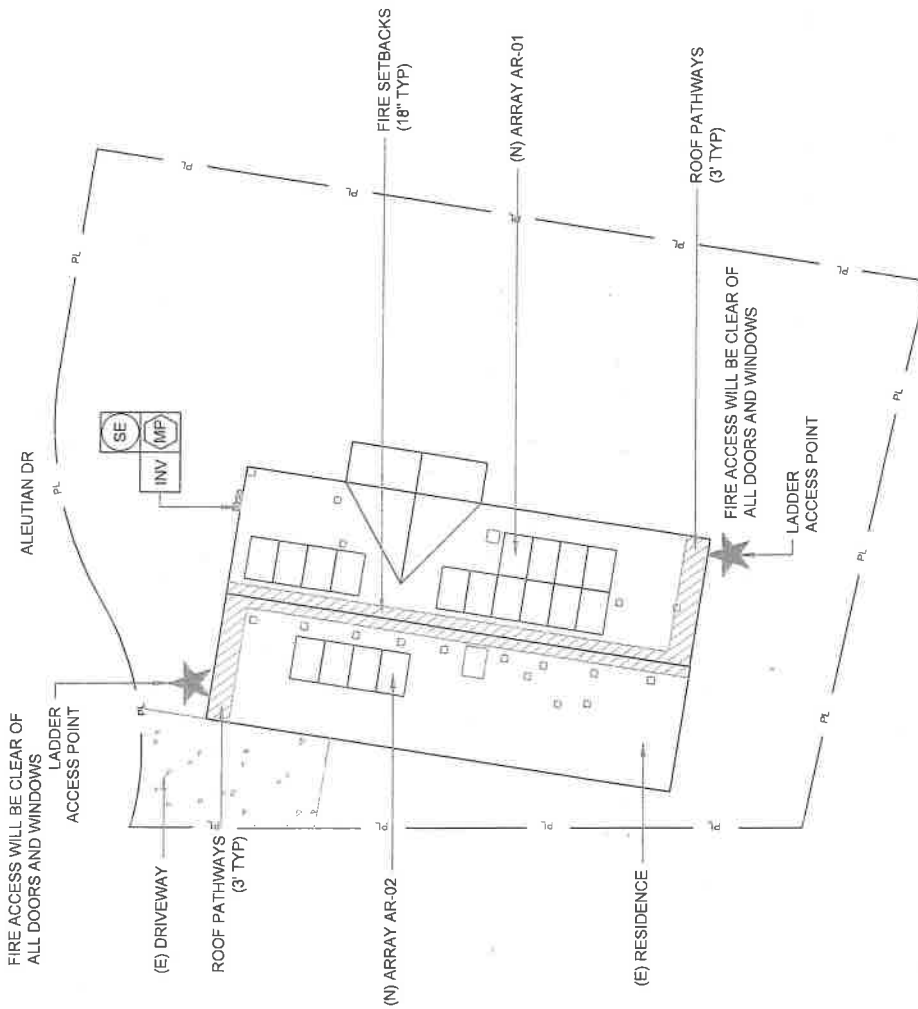
REV: A 4/1/2023

PAGE PV-20

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- RESIDENCE DOES NOT CONTAIN ACTIVE FIRE SPRINKLERS

- TOTAL ROOF SURFACE AREA: 2062 SQ.FT.
- TOTAL PV ARRAY AREA: 378.4 SQ. FT.
- PERCENTAGE PV COVERAGE:
(TOTAL PV ARRAY AREA/TOTAL ROOF SURFACE AREA) * 100 = 18.4%



	ARRAY PITCH	TRUE AZIM	PV AREA (SQFT)
AR-01	19°	100°	294.3
AR-02	19°	280°	84.1

ROOF INFO			ATTACHMENT INFORMATION					DESIGN CRITERIA	
Name	Type	Height	Detail	Max Landscape OC Spacing	Max Landscape Overhang	Max Porchail OC Spacing	Max Porchail Overhang	Configuration	
AR-01	COMP SHINGLE - UR	1-Story	ULTRA RAIL SPEEDSEAL FOOT, SEE DRAWING SNR-DC-00438	6' - 0"	2' - 4"	6' - 0"	2' - 3"	STACKED	MAX DISTRIBUTED LOAD: 3 PSF SNOW LOAD: 0 PSF WIND SPEED: 85 MPH 3-SEC GUST S.S. LAG SCREW 5/16" 2.5" MIN EMBEDMENT
AR-02	COMP SHINGLE - UR	1-Story	ULTRA RAIL SPEEDSEAL FOOT, SEE DRAWING SNR-DC-00438	6' - 0"	2' - 4"	6' - 0"	2' - 3"	STACKED	

D1 - AR-01 - SCALE: 1/8" = 1'-0"
AZIM: 100°
PITCH: 19°

INSTALLERS SHALL NOTIFY ENGINEER OF ANY POTENTIAL STRUCTURAL ISSUES OBSERVED PRIOR TO PROCEEDING W/ INSTALLATION.

* IF ARRAY (EXCLUDING SKIRT) IS WITHIN 12" BOUNDARY REGION OF ANY ROOF PLANE EDGES (EXCEPT VALLEYS), THEN ATTACHMENTS NEED TO BE ADDED AND OVERHANG REDUCED WITHIN THE 12" BOUNDARY REGION ONLY AS FOLLOWS:

** ALLOWABLE ATTACHMENT SPACING INDICATED ON PLANS TO BE REDUCED BY 50%.

** ALLOWABLE OVERHANG INDICATED ON PLANS TO BE 1/5TH OF ALLOWABLE ATTACHMENT SPACING INDICATED ON PLANS.

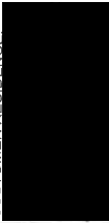
D2 - AR-02 - SCALE: 1/8" = 1'-0"
AZIM: 280°
PITCH: 19°

EXISTING STRUCTURE IS ASSUMED TO BE A LIGHT-FRAME WOOD ROOF AND FREE FROM DAMAGE, DETERIORATION, OR MODIFICATION THAT WOULD COMPROMISE ITS ORIGINAL DESIGN INTEGRITY. CONTACT ENGINEER OF RECORD IF FOLLOWING MINIMUM REQUIREMENTS ARE NOT SATISFIED IN COMPLIANCE WITH THE STATED RACKING DESIGN:

- 2X WOOD FRAMING (NOMINAL)
- FRAMING SPACING AT 24" O.C. MAX
- 7/16" MIN SHEATHING (OSB/PLY)

SUNRUN
 GILBERT CORREIA, C-10, C-6
 CA CL #750184
 3040 TRADE CENTER DRIVE PALMDALE CA 93551
 PHONE 818.944.3323
 FAX 0

CUSTOMER RESIDENCE:



APN: 258-448-10-000

PROJECT NUMBER:
12BR-800PERE

DESIGNER: (415) 580-6920 ex3

MARCELINO CAGUIOA

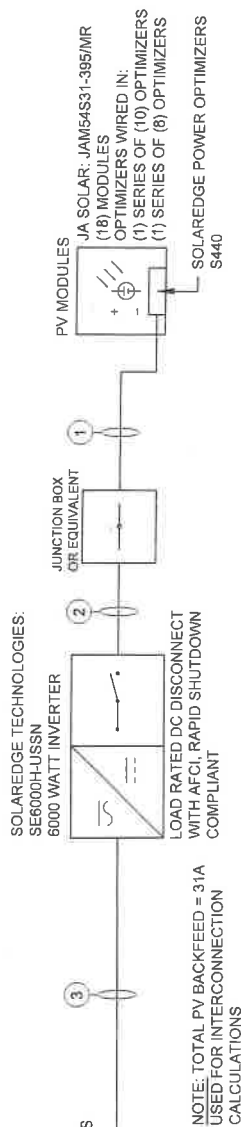
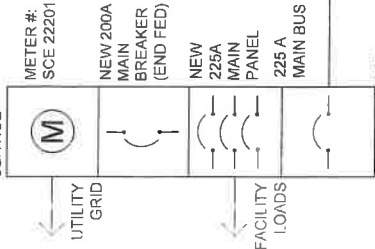
SHEET
LAYOUT

REV. A 4/1/2023

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120/240 VAC
SINGLE PHASE
SERVICE



CONDUIT SCHEDULE

#	CONDUIT	CONDUCTOR	NEUTRAL	GROUND
1	NONE	(4) 10 AWG PV WIRE	NONE	(1) 10 AWG BARE COPPER
2	3/4" EMT OR EQUIV.	(4) 10 AWG THHN/THWN-2	NONE	(1) 10 AWG THHN/THWN-2
3	3/4" EMT OR EQUIV.	(2) 8 AWG THHN/THWN-2	(1) 10 AWG THHN/THWN-2	(1) 8 AWG THHN/THWN-2

INSTALLER SHALL CONTACT ELECTRICAL ENGINEER IF WIRING DIAGRAM CANNOT BE IMPLEMENTED OR IF CODE COMPLIANCE ISSUES OR ELECTRICAL HAZARDS ARE DISCOVERED AT THE TIME OF THE INSTALLATION.

MODULE CHARACTERISTICS

JA SOLAR: JAM54S31-395/MR:
OPEN CIRCUIT VOLTAGE: 395 W
MAX POWER VOLTAGE: 36.98 V
SHORT CIRCUIT CURRENT: 30.84 V
MAX INPUT VOLTAGE: 13.7 A
MAX INPUT ISC: 14.5 ADC
MAX OUTPUT CURRENT: 15 ADC

SYSTEM CHARACTERISTICS - INVERTER 1

SYSTEM SIZE: 7110 W
SYSTEM OPEN CIRCUIT VOLTAGE: 10 V
SYSTEM OPERATING VOLTAGE: 380 V
MAX ALLOWABLE DC VOLTAGE: 480 V
SYSTEM OPERATING CURRENT: 18.71 A
SYSTEM SHORT CIRCUIT CURRENT: 30 A

SUNRUN

GILBERT CORREIA, D10, C46
CA CL #750184
38240 TRADE CENTER DRIVE PALMDALE, CA 93551
TEL: 818.894.2323
FAX: 0

CUSTOMER RESIDENCE:

PROJECT NUMBER:
128R-800PERE

DESIGNER: (415) 580-6920 ex3
MARCELINO CAGUIOA

SHEET
ELECTRICAL

REV: A 4/1/2023

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⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
INVERTER(S), AC/DC DISCONNECT(S), AC COMBINER PANEL (IF APPLICABLE)
PER CODE(S): NEC 2020: 690.13(B), CEC 2022: 690.13(B)

⚠ WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL LOCATION:
UTILITY SERVICE METER AND MAIN SERVICE PANEL
PER CODE(S): NEC 2020: 705.12(C), CEC 2022: 705.12(C)

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL LOCATION:
ADJACENT TO PV BREAKER AND ESS OCPD (IF APPLICABLE)
PER CODE(S): NEC 2020: 705.12(B)(3)(2), CEC 2022: 705.12(B)(3)(2)

⚠ WARNING
THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE SHALL NOT EXCEED AMPACITY OF BUSBAR

LABEL LOCATION:
PV LOAD CENTER (IF APPLICABLE) AND ANY PANEL THAT UTILIZES THE SUM OF BREAKERS RULE
PER CODE(S): NEC 2020: 705.12 (B)(3)(3), CEC 2022: 705.12 (B)(3)(3)

PV SYSTEM DISCONNECT
MAXIMUM AC OPERATING CURRENT: 25.00 AMPS
NOMINAL OPERATING AC VOLTAGE: 240 VAC

LABEL LOCATION:
AC DISCONNECT(S), PHOTOVOLTAIC SYSTEM POINT OF INTERCONNECTION
PER CODE(S): NEC 2020: 690.54, CEC 2022: 690.54

INVERTER 1
PHOTOVOLTAIC DC DISCONNECT
MAXIMUM SYSTEM VOLTAGE: 480 VDC

LABEL LOCATION:
INVERTER(S), DC DISCONNECT(S)
PER CODE(S): NEC 2020: 690.53, CEC 2022: 690.53

WARNING: PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION:
INTERIOR AND EXTERIOR DC CONDUIT EVERY 10 FT. AT EACH TURN, ABOVE AND BELOW PENETRATIONS, ON EVERY JIB/FULL BOX CONTAINING DC CIRCUITS.
PER CODE(S): NEC 2020: 690.31(D)(2), CEC 2022: 690.31(D)(2)

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL LOCATION:
INSTALLED WITHIN 3' OF RAPID SHUT DOWN SWITCH PER CODE(S): NEC 2020: 690.56(C)(2), CEC 2022: 690.56(C)(2), IFC 2018: 1204.5.3

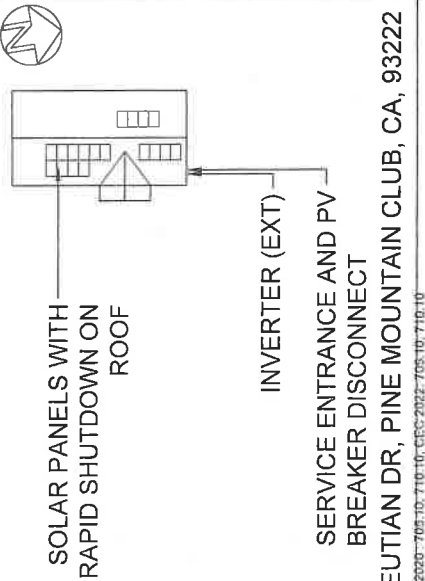
SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY.

LABEL LOCATION:
ON OR NO MORE THAN 1 M (3 FT) FROM THE SERVICE DISCONNECTING MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED
PER CODE(S): NEC 2020: 690.56(C), CEC 2022: 690.56(C)

- NOTES AND SPECIFICATIONS:
- SIGNS AND LABELS SHALL MEET THE REQUIREMENTS OF THE 2022 CEC ARTICLE 110.21(B), UNLESS SPECIFIC INSTRUCTIONS ARE REQUIRED BY SECTION 690, OR IF REQUESTED BY THE LOCAL AHJ
 - SIGNS AND LABELS SHALL ADEQUATELY WARN OF HAZARDS USING EFFECTIVE WORDS, COLORS AND SYMBOLS.
 - LABELS SHALL BE PERMANENTLY AFFIXED TO THE EQUIPMENT OR WIRING METHOD AND SHALL NOT BE HAND WRITTEN.
 - LABEL SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED
 - SIGNS AND LABELS SHALL COMPLY WITH ANSI Z535.4-2011, PRODUCT SAFETY SIGNS AND LABELS, UNLESS OTHERWISE SPECIFIED
 - DO NOT COVER EXISTING MANUFACTURER LABELS.

CAUTION:
POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS AS SHOWN



sunrun
GILBERT CORREA, CTO, O&E
CA CL #750184
3800 TRADE CENTER DRIVE PALMDALE, CA 93551
TEL: 818.847.5023
FAX: 818.847.5023

CUSTOMER RESIDENCE: [REDACTED]

PROJECT NUMBER: 12BR-800PERE

DESIGNER: (415) 580-5920 ex3
MARCELINO CAGUIOA

SHEET SIGNAGE

REV. A 4/1/2023

PAGE PV-5.0

**PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC.
ENVIRONMENTAL CONTROL COMMITTEE
PROJECT RECOMMENDATION TO THE BOARD OF DIRECTORS**

Project:

Tract: [REDACTED] Lot: [REDACTED]

Property Address:

[REDACTED]

Property Owner(s):

Cindy Vinay - Garden Club Presidnet

Architect/Builder (if applicable):

Titan Solar Power

Project Type: SFR ☐

DECK ☐

ADDITION ☐

GARAGE ☐

CARPORT ☐

RETAINING WALL ☐

SOLAR ☐

MINOR (FENCE, SHED, ETC) ☐

OTHER ☒

Shade Sail Structure

Square feet: _____

Survey? Yes ☒ No ☐

Inspection Date:

5/5/23

Committee members: Joseph ☒

Bennett ☒

^{PARKS}
~~Clark~~ ☐

Schoening ☒ Freeman ☒

Setbacks OK? Yes ☒ No ☐

Fence construction (if applicable) OK? Yes ☐ No ☐

Comments: _____

Trees to be removed: # _____ Replacement trees required ☐ Recommended ☐

Comments: _____

Propane tank location, OK? Yes ☐ No ☐ Exterior color/finish (if applicable) OK? ☐

Comments: _____

Variance Required (reason): _____

Variance recommended by E.C. Committee:

Yes ☐

No ☐

*For Solar Projects: ☐ Panels to be Matte finish ☐ Framing to be non-Reflective

EC Committee Recommendation: Approved ☒ Denied ☐ Continued ☐ Tabled ☐

Reason for denial: CC&R and/or EC Code Section xxx _____

Comments / Stipulations: AS SUBMITTED
APPROVE PROJECT EXCEPT SAIL COLOR.
WILL SUBMIT FURTHER COLOR SAMPLES, BUT MAY
PROCEED WITH THE STRUCTURE WITH GREEN COLOR FABRIC

EC Committee - Signature: Brent Bennett Date: 5/5/23
Brent Bennett

Board Liaison Review: Cameron Acosta Date: 5/5/23
Cameron Acosta

Board of Directors approves ECC recommendation ☐ Date: _____

Director's Signature: _____
Print & Sign

Director's Signature: _____
Print & Sign

Board of Directors denies ECC recommendation ☐ Date: _____

Director's Signature: _____
Print & Sign

Director's Signature: _____
Print & Sign

PAINT COLORS

Trim (Attach color chip here) →

Roof Color: Attached Roof Material: Attached

Color of window frames on new structures: _____
 Color of garage door: _____
 Color of exterior doors: _____

**THE ACCURACY OF THE DATA PROVIDED IS THE SOLE RESPONSIBILITY
OF THE PROPERTY OWNER.**

PROPERTY OWNER(s) (please print) Cindy Vinay (PRESIDENT Garden Club)

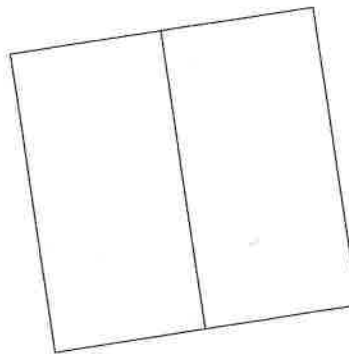
Signature of Property Owner(s) Cindy K. Voss

Date _____

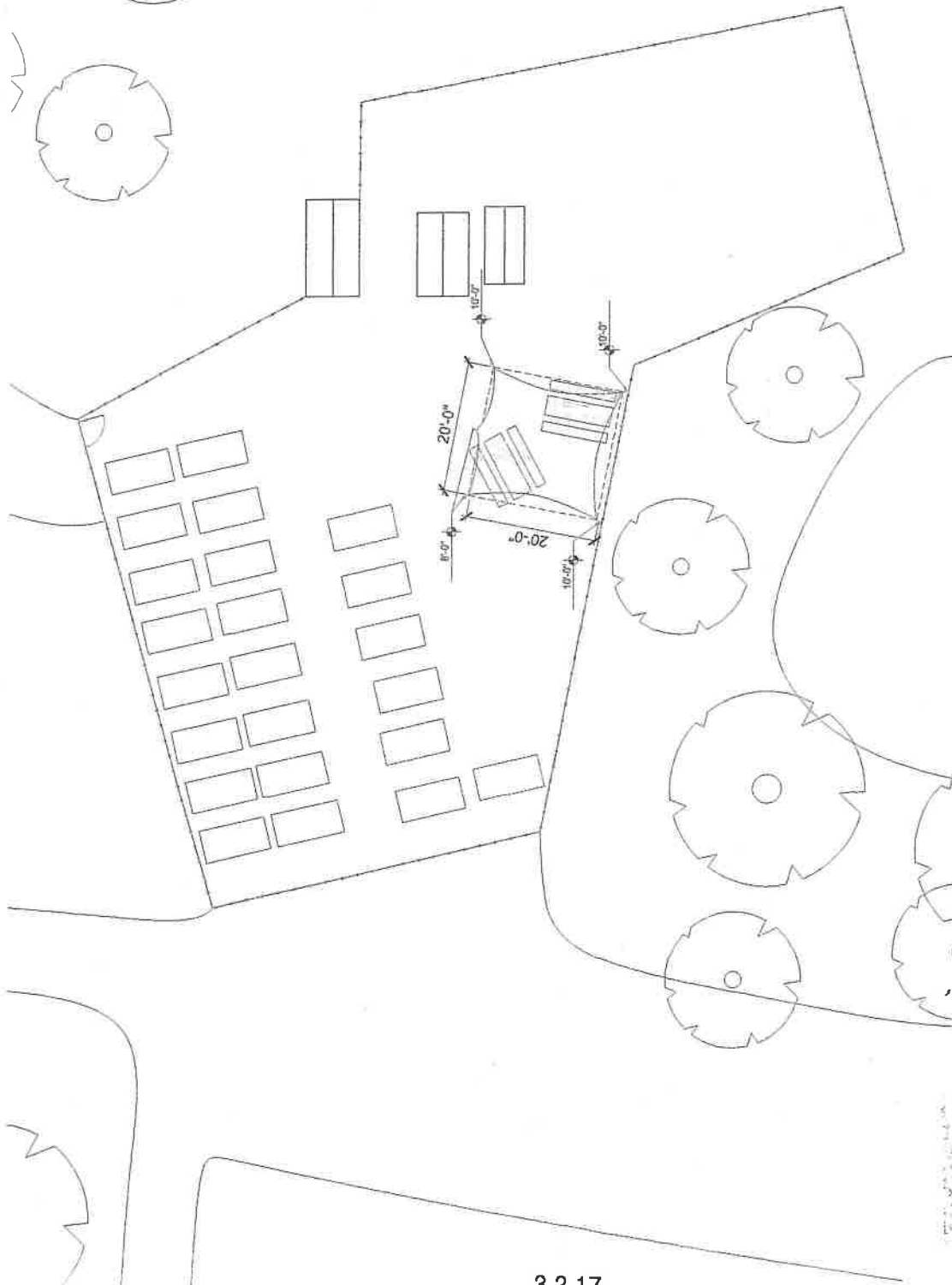
APPROVAL

ECC: _____ Date: _____

ECC
 Recommends
 Project Approval



PMC GARDENS
 OPTION A SHADE SAILS
 GPUS 03-30-23
 SCALE: 1/8"=1'-0"



THE ENVIRONMENTAL CONTROL COMMITTEE HAS REVIEWED THE PROPOSED
 PROJECT AND HAS ASSOCIATION BOARD GRANTED RESPONSIBILITY
 TO THE OWNER OF THE PROJECT, BUILDING OR OTHER STRUCTURES IN
 THE PROJECT. THE COMMITTEE HAS REVIEWED THE APPLICATION OR PLAN
 AND HAS REVIEWED THE LOCATION OF THE LOCATION OF ANY
 BUILDING OR STRUCTURE IN RELATION TO EASEMENTS, RIGHTS-OF-
 WAY, OR OTHERS. ALL FENCES, BUILDINGS AND OTHER STRUCTURES ARE
 TO BE AT THE OWNER'S SOLE RISK AND SHOULD BE SURVEYED BY A
 LICENSED SURVEYOR.

**PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC.
ENVIRONMENTAL CONTROL COMMITTEE
PROJECT RECOMMENDATION TO THE BOARD OF DIRECTORS**

Project:

Tract: [REDACTED] Lot: [REDACTED]

Property Address:

Property Owner(s):

Doug & Erica Bradley

Architect/Builder (if applicable):

Titan Solar Power

Project Type: SFR ☐

DECK ☐

ADDITION ☐

GARAGE ☐

CARPORT ☐

RETAINING WALL ☐

SOLAR ☒

MINOR (FENCE, SHED, ETC) ☐

OTHER ☐

Square feet: _____

Survey? Yes ☐ No ☐

Inspection Date: _____

Committee members: Joseph ☒

Bennett ☒

^{PARKS}
Clark ☒

Schoening ☒

Freeman ☒

Setbacks OK? Yes ☐ No ☐

Fence construction (if applicable) OK? Yes ☐ No ☐

Comments: _____

Trees to be removed: # _____ Replacement trees required ☐ Recommended ☐

Comments: _____

Propane tank location, OK? Yes ☐ No ☐ Exterior color/finish (if applicable) OK? ☐

Comments: _____

Variance Required (reason): _____

Variance recommended by E.C. Committee:

Yes ☐

No ☐

*For Solar Projects: ☒ Panels to be Matte finish ☒ Framing to be non-Reflective

EC Committee Recommendation: Approved ☐ Denied ☐ Continued ☐ Tabled ☐

Reason for denial: CC&R and/or EC Code Section xxx _____

Comments / Stipulations: _____

EC Committee - Signature: Brent Bennett Date: 5/5/23

Brent Bennett

Board Liaison Review: Cameron Acosta Date: 5/5/23

Cameron Acosta

Board of Directors **approves** ECC recommendation ☐ Date: _____

Director's Signature: _____

Print & Sign

Director's Signature: _____

Print & Sign

Board of Directors **denies** ECC recommendation ☐ Date: _____

Director's Signature: _____

Print & Sign

Director's Signature: _____

Print & Sign

PHOTOVOLTAIC ROOF MOUNT SYSTEM

20 MODULES-ROOF MOUNTED - 8,000 KWDC, 7,211 CEC KWAC

93225 USA



TITAN
SOLAR POWER
TITAN SOLAR POWER
ADDRESS: 525 W BASELINE
RD, MESA, AZ 85210
C-10 LICENSE NO: 1062072
PHONE: (855) 729-7652
Email: info@titansolarpower.com

SYSTEM SUMMARY:

- (E) 20 - HYPERION SOLAR HY-DH108P8-400B (400W) MODULES
- (E) 20 - ENPHASE ENERGY IQ8PLUS-72-2-US MICRO-INVERTERS
- (E) 01 - JUNCTION BOX
- (E) 01 - MAIN SERVICE PANEL WITH (E) 200A MAIN BREAKER
- (E) ENPHASE IQ COMBINER BOX 4
- (N) 01 - aGate X
- (N) 03 - FRANKLIN HOME POWER SOLUTION BATTERY (13.6 kWh)
- (N) 200A BACKUP LOAD PANEL WITH (N) 200A MAIN BREAKER
- (N) 100A BATTERY COMBINER PANEL

DESIGN CRITERIA:

ROOF TYPE: - COMP SHINGLE
NUMBER OF LAYERS: - 01
ROOF FRAME: - 2"x4" TRUSSES @ 24" O.C.
STORY: - TWO STORY
SNOW LOAD: - 0 PSF
WIND SPEED: - 130 MPH
WIND EXPOSURE: - C
RISK CATEGORY: - II
COORDINATE: - 34.845602, -119.156396

GOVERNING CODES:

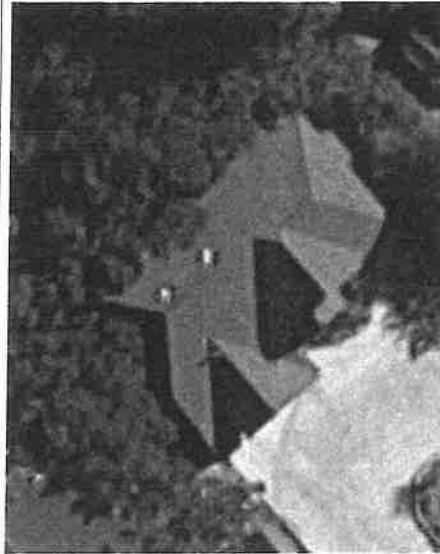
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA GREEN BUILDING CODE (CGBC)
- 2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ENERGY CODE (CEC)

SHEET INDEX

PV-0	COVER SHEET
PV-1	SITE PLAN WITH ROOF PLAN
PV-2	ROOF PLAN WITH MODULES
PV-3	ATTACHMENT DETAILS
PV-4	ELECTRICAL LINE DIAGRAM WITH CALCULATION
PV-5	WARNING LABELS & PLACARD
PV-6+	EQUIPMENT SPEC SHEETS

GENERAL NOTES

- THE CONTRACTOR/INSTALLER OF THE SOLAR PV SYSTEM OVER EXISTING ROOF SHALL CONFORM TO OSHA REQUIREMENTS DURING THE CONSTRUCTION PHASE. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/INSTALLER. REFER TO ELECTRICAL DRAWING PV-4 FOR PANEL DETAILED INFORMATION.
- IN CASE OF CONFLICT BETWEEN STRUCTURAL DRAWINGS AND ELECTRICAL DRAWINGS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
- THE CONTRACTOR/INSTALLER SHALL VERIFY ALL EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ROOF TOP PROJECTIONS, ETC.) AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATIONS OF PV SYSTEM.
- THE CONTRACTOR/INSTALLER SHALL VERIFY AND COORDINATE EXISTING OPENINGS, ROOF TOP UNITS, VENT PIPES, ETC. SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR/INSTALLER'S RESPONSIBILITY TO NOTIFY ENGINEER PRIOR TO PERFORMING THE WORK.
- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWN, COUNTY & STATE REGULATIONS AND/OR ANY OTHER GOVERNING BODIES.
- DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS. CONTRACTOR MUST CONDUCT ROOF SURVEY TO VERIFY DIMENSIONS SHOWN ON PLAN PRIOR TO INSTALLATION. IF THERE IS A DISCREPANCY IT IS CONTRACTOR/INSTALLER'S RESPONSIBILITY TO NOTIFY THE ENGINEER IMMEDIATELY.
- LOCATED IN AREAS NOT REQUIRING PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS DOORS OR WINDOWS.
- LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES, OR SIGNS. DISCONNECT MEANS MUST HAVE DEDICATED CLEAR UNOBSTRUCTED WORKING SPACE NOT LESS THAN 3' DEEP BY 2.5' WIDE TO NOT LESS THAN 6.5' ABOVE WALKABLE SURFACES IN FRONT OF DISTRIBUTION PANEL.
- ALL SOLAR MODULES, EQUIPMENT, AND METALLIC COMPONENTS TO BE BONDED.
- PV ARRAY NOT TO EXCEED HIGHEST POINT OF THE ROOF.
- RAPID SHUTDOWN IS ACTIVATED AT THE INVERTER BY THE AC DISCONNECT.
- ELECTRICAL NOTES
 - ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
 - ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90 DEGREE C WET ENVIRONMENT.
 - WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE ROUTED DIRECTLY TO AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
 - WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH CEC 110.26.
 - DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
 - WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
 - ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
 - MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTION.
 - MODULE SUPPORT RAIL TO BE BONDED TO CONTINUOUS COPPER E.G.C. VIA WEER LUG OR ILSCO GBL-4DBT LAY-IN LUG.
 - THE POLARITY OF THE GROUNDING CONDUCTORS IS NEGATIVE



1 AERIAL PHOTO

PV-0
SCALE: NTS



2 VICINITY MAP

PV-0
SCALE: NTS

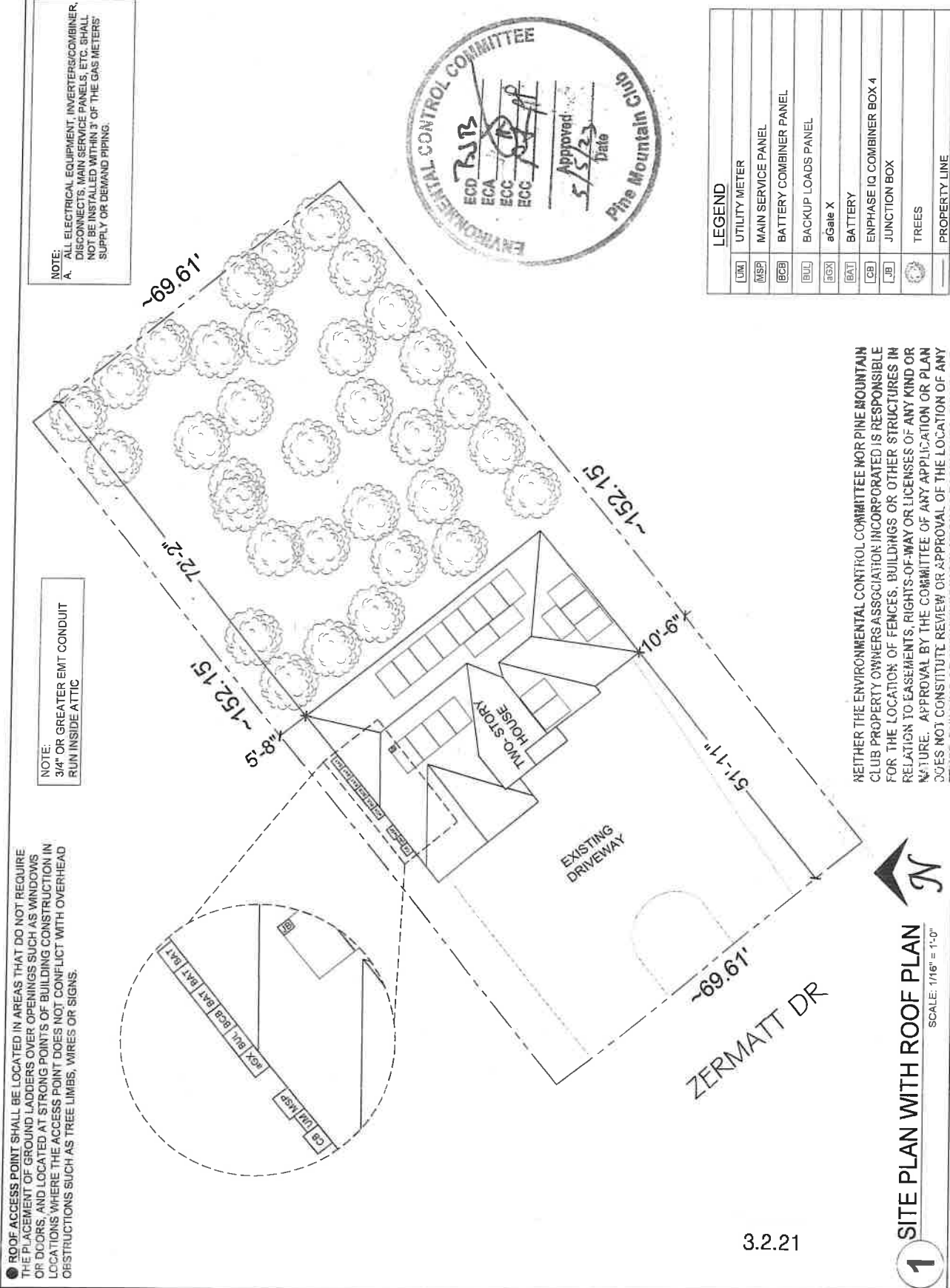
DOUG BRADLEY, ERICA BRADLEY
UTILITY: SCE
FRAZIER
AHJ: KERN COUNTY

SHEET NAME
COVER SHEET

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-0

NEITHER THE ENVIRONMENTAL CONTROL COMMITTEE NOR PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION INCORPORATED IS RESPONSIBLE FOR THE LOCATION OF, FENCES, BUILDINGS OR OTHER STRUCTURES IN RELATION TO EASEMENTS, RIGHTS-OF-WAY OR LICENSES OF ANY KIND OR NATURE. APPROVAL BY THE COMMITTEE OF ANY APPLICATION OR PLAN DOES NOT CONSTITUTE REVIEW OR APPROVAL OF THE LOCATION OF ANY FENCE, BUILDING OR STRUCTURE IN RELATION TO EASEMENTS, RIGHTS-OF-WAY OR LICENSES. ALL FENCES, BUILDINGS AND OTHER STRUCTURES ARE LOCATED AT THE OWNER'S SOLE RISK AND SHOULD BE SURVEYED BY A QUALIFIED LICENSED SURVEYOR.



MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 20 MODULES
 MODULE TYPE = HYPERION SOLAR HY-DH108P8-400B (400W)
 MODULE WEIGHT = 55.55 LBS / 25.3 KG
 MODULE DIMENSIONS = 67.08" X 44.65" = 20.80 SF
 UNIT WEIGHT OF ARRAY = 2.67 PSF

NOTE:
 3/4" OR GREATER EMT CONDUIT
 RUN INSIDE ATTIC

ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	04	83.20	342.81	24.26
#2	04	83.20	182.0	45.71
#3	10	207.99	514.55	40.42
#4	02	41.60	105.84	39.30

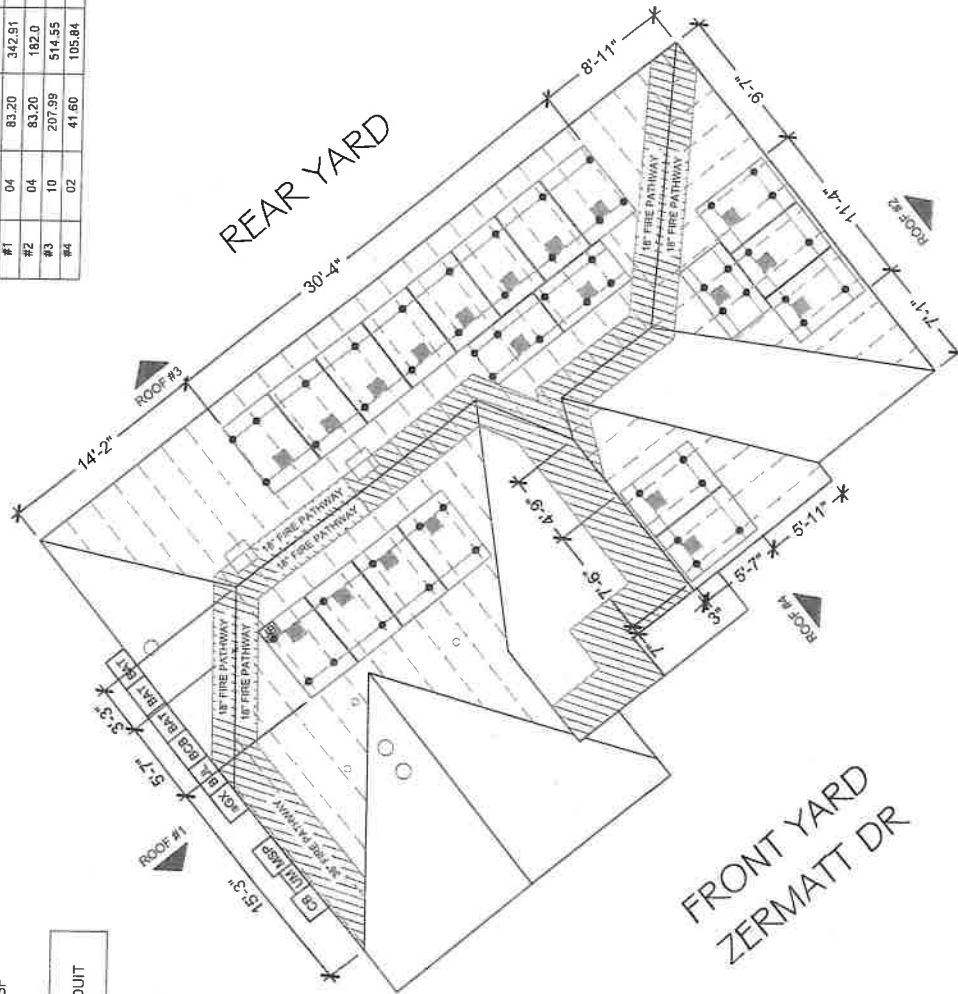
ROOF DESCRIPTION			
ROOF	ROOF TYPE	COMP SHINGLE ROOF	TRUSSES
#1	30°	231°	2" X 4" 24" O.C.
#2	30°	141°	2" X 4" 24" O.C.
#3	30°	39°	2" X 4" 24" O.C.
#4	30°	141°	2" X 4" 24" O.C.

ARRAY AREA & ROOF AREA CALC'S		
AREA OF NEW ARRAY (Sq. Ft.)	415.89	
AREA OF ROOF (PLAN VIEW) (Sq. Ft.)	1795.60	
TOTAL ROOF AREA COVERED BY ARRAY %	23.17%	

BILL OF MATERIALS		
EQUIPMENT	QTY	DESCRIPTION
RAIL	13	EVEREST K2 44X166"
SPLICE	08	EVEREST SPLICE KIT
MID CLAMP	26	EVEREST MID CLAMP
END CLAMP	24	EVEREST END CLAMP
ATTACHMENT	54	EVEREST K2 SPLICEFOOT
GROUNDING LUG	08	EVEREST GROUND LUG

PROJECT NAME
 DOUG BRADLEY, ERICA BRADLEY
 APN# 31640105
 UTILITY: SCE
 AHJ: KERN COUNTY

SHEET NAME
 ROOF PLAN WITH MODULES
 SHEET SIZE
 ANSIB
 11" X 17"
 SHEET NUMBER
 PV-2



LEGEND	
UM	UTILITY METER
MS	MAIN SERVICE PANEL
BCB	BATTERY COMBINER PANEL
BUL	BACKUP LOADS PANEL
SGX	Gate X
BAT	BATTERY
CB	ENPHASE IQ COMBINER 4
	X2-IQ-AM1-240-4 (IEEE 1547.2018)
	ENPHASE ENERGY IQ8PLUS-72-2-US
	MICRO-INVERTERS
JB	JUNCTION BOX
	EVEREST K2 44X RAIL
	ROOF ATTACHMENT EVEREST K2
	SPLICEFOOT @ 48" O.C.
	VENT, ATTIC FAN (ROOF OBSTRUCTION)
	TRUSSES
	FIRE PATHWAY

NOTE: ACTUAL ROOF CONDITIONS AND TRUSSES (OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS

PLUMBING VENTS, SKYLIGHTS AND MECHANICAL VENTS SHALL NOT BE COVERED, MOVED, RE-ROUTED OR RE-LOCATED.

1 ROOF PLAN WITH MODULES

SCALE: 1/8" = 1'-0"

3.2.22

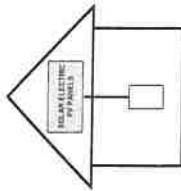
VERSION	DESCRIPTION	DATE	REV
	INITIAL RELEASE	03/22/2023	UR

PROJECT NAME
DOUG BRADLEY, ERICA BRADLEY
FRAZIER PARK, CA 93225 USA
APN# 31640105
UTILITY: SCE
AHJ: KERN COUNTY

SHEET NAME WARNING LABELS & PLACARD
SHEET SIZE ANSI B 11" X 17"
SHEET NUMBER PV-5

4"

**SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN**



**TURN RAPID SHUTDOWN
SWITCH TO THE "OFF"
POSITION TO SHUT DOWN
PV SYSTEM AND REDUCE
SHOCK HAZARD IN THE
ARRAY.**

LABEL LOCATION:
ON OR NO MORE THAN 1.4 (3 FT) FROM THE SERVICE DISCONNECTING
MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED.
PER CODE(S): 2022 CEC 690.56(C) 2022 CFC 1204.5.1

PHOTOVOLTAIC AC DISCONNECT

MAXIMUM AC OPERATING CURRENT: 24.20 AMPS
NOMINAL OPERATING AC VOLTAGE: 240 VAC

LABEL LOCATION:
AC DISCONNECT(S), PHOTOVOLTAIC SYSTEM POINT OF
INTERCONNECTION.
PER CODE(S): CEC 2022: 690.54

PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION:
ENTRANCE/CONDUIT RACEWAYS
(PER CODE: CEC 690.31(D)(2))

**MAIN PHOTOVOLTAIC
SYSTEM DISCONNECT**

LABEL LOCATION:
MAIN SERVICE DISCONNECT / UTILITY METER
(PER CODE: CEC 690.13(B))

WARNING

THIS EQUIPMENT FED BY
MULTIPLE SOURCES TOTAL
RATING OF ALL OVERCURRENT
DEVICES EXCLUDING MAIN POWER
SUPPLY SHALL NOT EXCEED
CAPACITY OF BUSBAR

LABEL LOCATION:
POINTS OF CONNECTION/BREAKER
CODE: CEC 705.12(b)(3)(2)

**RAPID SHUTDOWN FOR
SOLAR PV SYSTEM**

LABEL LOCATION:
UTILITY SERVICE ENTRANCE/METER, INVERTER/DC
DISCONNECT IF REQUIRED BY LOCAL AHJ, OR
OTHER LOCATIONS AS REQUIRED BY LOCAL AHJ.
PER CODE(S): CEC 2022: 690.56(C)(2)

WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON LINE AND LOAD
SIDES MAY BE ENERGIZED IN
THE OPEN POSITION

LABEL LOCATION:
INVERTER(S), AC DISCONNECT(S), AC
COMBINER PANEL, (IF APPLICABLE),
(C)(4) & CEC 690.13(B)

**WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAC SYSTEM**

LABEL LOCATION:
POINT OF INTERCONNECTION
PRODUCTION METER
CEC 705.12(b)(3)(2) & CEC 690.59

WARNING

POWER SOURCE OUTPUT
CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE

LABEL LOCATION:
INVERTER PANEL IF SUM OF
BREAKERS EXCEEDS PANEL RATING
CEC 705.12 (b)(3)(2)

- NOTES AND SPECIFICATIONS:
- SIGNS AND LABELS SHALL MEET THE REQUIREMENTS OF THE 2022 ARTICLE 110.21(B), UNLESS SPECIFIC INSTRUCTIONS ARE REQUIRED BY SECTION 690, OR IF REQUESTED BY THE LOCAL AHJ.
 - SIGNS AND LABELS SHALL ADEQUATELY WARN OF HAZARDS USING EFFECTIVE WORDS, COLORS AND SYMBOLS.
 - LABELS SHALL BE PERMANENTLY AFFIXED TO THE EQUIPMENT OR WIRING METHOD AND SHALL NOT BE HAND WRITTEN.
 - LABELS SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
 - SIGNS AND LABELS SHALL COMPLY WITH ANSI Z35.4-2011, PRODUCT SAFETY SIGNS AND LABELS, UNLESS OTHERWISE SPECIFIED.
 - DO NOT COVER EXISTING MANUFACTURER LABELS.

CAUTION

PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

LABEL LOCATION:
MSP (PER CODE: CEC 705.12(D) & CEC 690.59)

WARNING

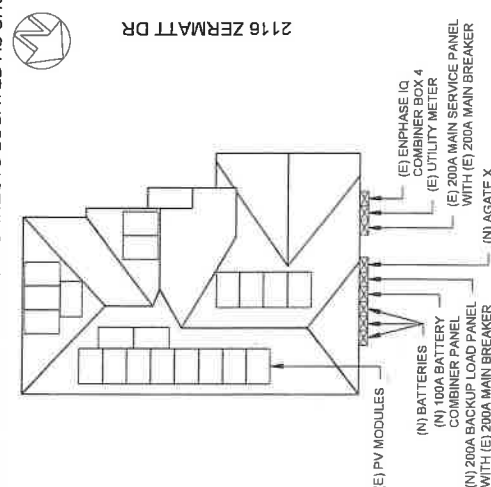
THE DISCONNECTION OF THE
GROUNDED CONDUCTOR(S)
MAY RESULT IN OVERVOLTAGE
ON THE EQUIPMENT

LABEL LOCATION:
INVERTER
PER CODE: CEC 690.31(E)

CAUTION !

MULTIPLE SOURCES OF POWER

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE
FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN



2116 ZERMATT DR

**PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC.
ENVIRONMENTAL CONTROL COMMITTEE
PROJECT RECOMMENDATION TO THE BOARD OF DIRECTORS**

Project:

Tract: [REDACTED] Lot: [REDACTED]

Property Address:

[REDACTED]

Property Owner(s):

James Dinning

Architect/Builder (if applicable):

Owner / Builder

Project Type: SFR ☐

DECK ☒

ADDITION ☐

GARAGE ☐

CARPORT ☐

RETAINING WALL ☐

SOLAR ☐

MINOR (FENCE, SHED, ETC) ☐

OTHER ☐

Square feet: _____

Survey? Yes ☐ No ☐

Inspection Date:

5/5/23

Committee members: Joseph ☒

Bennett ☒

~~PARKS~~
~~Clark~~

Schoening ☒

Freeman ☒

Setbacks OK? Yes ☒ No ☐

Fence construction (if applicable) OK? Yes ☐ No ☐

Comments: _____

Trees to be removed: # _____ Replacement trees required ☐ Recommended ☐

Comments: _____

Propane tank location, OK? Yes ☐ No ☐ Exterior color/finish (if applicable) OK? ☐

Comments: _____

Variance Required (reason): _____

Variance recommended by E.C. Committee:

Yes ☐

No ☐

*For Solar Projects: ☐ Panels to be Matte finish ☐ Framing to be non-Reflective

EC Committee Recommendation: Approved ☒ Denied ☐ Continued ☐ Tabled ☐

Reason for denial: CC&R and/or EC Code Section xxx _____

Comments / Stipulations: AS SUBMITTED

EC Committee - Signature: Brent Bennett Date: 5/5/23

Board Liaison Review: Cameron Acosta Date: 5/5/23

Board of Directors **approves** ECC recommendation ☐ Date: _____

Director's Signature: _____
Print & Sign

Director's Signature: _____
Print & Sign

Board of Directors **denies** ECC recommendation ☐ Date: _____

Director's Signature: _____
Print & Sign

Director's Signature: _____
Print & Sign

THE CHARGE / FAVORABLE EVIDENCE

THE CHARGE: The defendant, who was 27 years old at the time of the shooting, was charged with the murder of a woman while he was in the company of a woman who was also charged with the murder of the same woman. The defendant was charged with the murder of the woman while he was in the company of the woman who was also charged with the murder of the same woman.

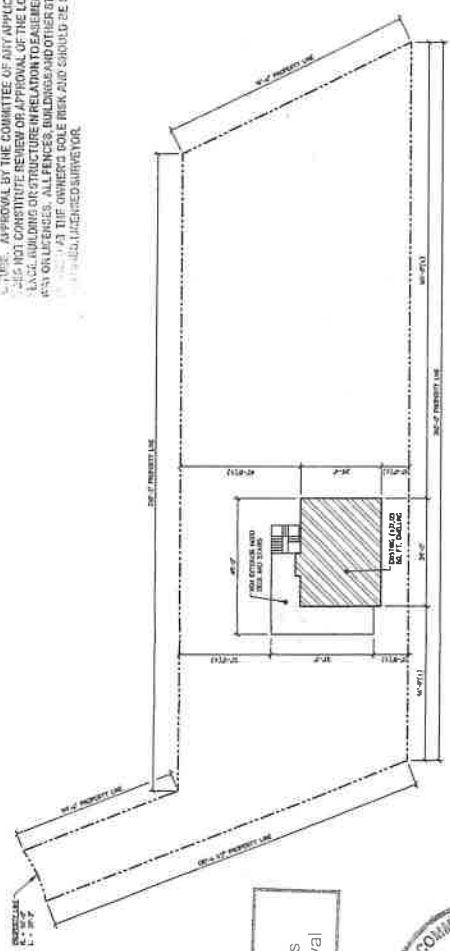
FAVORABLE EVIDENCE: The defendant was charged with the murder of the woman while he was in the company of the woman who was also charged with the murder of the same woman. The defendant was charged with the murder of the woman while he was in the company of the woman who was also charged with the murder of the same woman.

[illegible][illegible]

patients with a history of a previous stroke. The patients were divided into two groups. The first group consisted of 10 patients who had a previous stroke and were currently on antiplatelet therapy. The second group consisted of 10 patients who had a previous stroke and were not on antiplatelet therapy. The patients were divided into two groups based on their current antiplatelet therapy. The first group consisted of 10 patients who were on antiplatelet therapy and the second group consisted of 10 patients who were not on antiplatelet therapy. The patients were divided into two groups based on their current antiplatelet therapy. The first group consisted of 10 patients who were on antiplatelet therapy and the second group consisted of 10 patients who were not on antiplatelet therapy.

[illegible]

10



ECC
Recommends
Project Approval



②

 $\Gamma'' = 20'$

PROJECT NEO:

SHEET INDEX:	
A01	SITE PLAN / VICINITY MAP / PROJECT
A02	2014 CALGREEN CODE (S&I)
A03	BEST MANAGEMENT PRACTICES (BMP)
A04	BEST MANAGEMENT PRACTICES (BMP)
A05	EXIST. 1ST FLOOR/BASEMENT DETD. PLAN
A06	EXIST. 2ND FLOOR DETD. PLAN
A07	EXIST. 3RD FLOOR DETD. PLAN
A08	EXIST. 4TH FLOOR DETD. PLAN
A09	EXIST. 5TH FLOOR/BASEMENT PLAN
A10	NEW 1ST FLOOR/BASEMENT PLAN
A11	NEW 2ND FLOOR PLAN
A12	NEW 3RD FLOOR PLAN
A13	NEW 4TH FLOOR PLAN
A14	NEW 5TH FLOOR/BASEMENT PLAN
A15	NEW 6TH FLOOR/BASEMENT PLAN
A16	NEW 7TH FLOOR/BASEMENT PLAN
A17	NEW 8TH FLOOR/BASEMENT PLAN
A18	NEW 9TH FLOOR/BASEMENT PLAN
A19	NEW 10TH FLOOR/BASEMENT PLAN
A20	NEW 11TH FLOOR/BASEMENT PLAN
A21	NEW 12TH FLOOR/BASEMENT PLAN
A22	NEW 13TH FLOOR/BASEMENT PLAN
A23	NEW 14TH FLOOR/BASEMENT PLAN
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A27	NEW 18TH FLOOR/BASEMENT PLAN
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A29	NEW 20TH FLOOR/BASEMENT PLAN
A30	NEW 21ST FLOOR/BASEMENT PLAN
A31	NEW 22ND FLOOR/BASEMENT PLAN
A32	NEW 23RD FLOOR/BASEMENT PLAN
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A123	NEW 114TH FLOOR/BASEMENT PLAN
A124	NEW 115TH FLOOR/BASEMENT PLAN
A125	NEW 116TH FLOOR/BASEMENT PLAN
A126	NEW 117TH FLOOR/BASEMENT PLAN
A1	

SQUARE FOOTAGES:
CURRENT LOT SIZE: 172.01 SQ. FT.
EXISTING FLOORING: SQUARE
FOOTAGE: 172.01 SQ. FT.
172.01 SQ. FT. - (1) FIRST FLOOR
172.01 SQ. FT. - (1) SECOND FLOOR
172.01 SQ. FT. - TOTAL: 172.01 SQ. FT.

PRODUCED WITH INTERIOR ARCHITECTURE
A3 50. FT. - FIRST FLOOR
B3 50. FT. - SECOND FLOOR
170.50 FT. - TOTAL EXISTING

SCOPE OF WORK:
THESE PLANS ARE FOR THE CONSTRUCTION OF A NEW 172.01 SQ. FT. FLOOR PLAN WITH 172.01 SQ. FT. OF RAILING AND ACCESS STAIRS, ALL NOT SPECIFICALLY SHOWN ON THE OTHERS.

OCCUPANCY CLASSIFICATION:
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ENGINEERING
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FLOOR PLAN
DECK DESIGN
DECK LAYOUT
MIND SPEED
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S₃=1.037

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 50S - 194
 50I - 124
 SITE CLASS -
 CALIFORNIA BUILDING
 & CIVIL MECHANICAL
 CALIFORNIA ENERGY CODE AND
 L (CEC) CODES (ADOPTED
 STATE OF CALIFORNIA AND
) ARE APPLICABLE TO

VICINITY MAP	N.T.S.





REMOVE (C) NAIL,
TIE WOOD NAILHEADS,
TYP.

DEMOLISH (E) CONC
STAIR LANDING

EXIST. 1ST FLOOR /
BASEMENT DEMO. PLAN

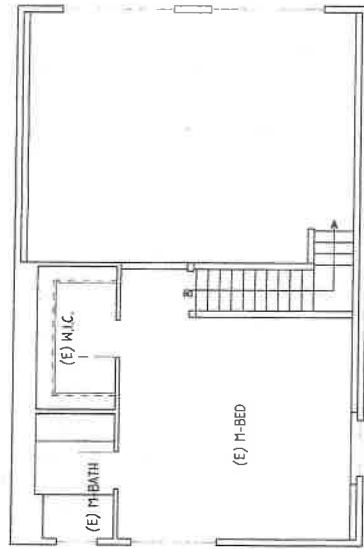
STRUCTURAL ENGINEER
MARK SORHJET, S.E.
304
DAY
P
E

PROJECT OWNER:
JMT DYNALOG
2024 IRONWOOD COURT
PINE MOUNTAIN CLUB, CA 95222
TRACT-3508 / LOT-64
PH. (905) 746-7947
E: jdm@jmtdynalog.com

[illegible]

CRASH LT	FILE NAME JIM DOWING WIFE ETC0005
CHECKED LT / 75	DATE 06/26/77
	SCALE AS NOTED
	JOB NUMBER 75-09-203
	SHEET All

3.2.29

[illegible]

PROJECT OWNER:
JIM DANNING
2024 IRVINGWOOD COURT
PINE MOUNTAIN CLUB, CA 95222
TRACT-3508 / LOT-64
PH. (925) 746-7941
E. jrdanning@aol.com

STRUCTURAL ENGINEER
MARK SORJOUET, S.E.
3040 14TH STREET, SUITE 11
BAKERSFIELD, CA 93301
P (650) 422-0105
E msorhouet@aol.net

EXIST. 3RD
FLOOR PLAN

DRAWN
 L.H.
 FILE NAME
 JH DRAWING NOTE RE: NOOL
 CHECKED
 UN / MS
 DATE
 06/26/72
 SCALE
 AS NOTED
 JURY REQUESTED
 PG 01-508
 SHEET
 A1.3

3.2.32

APPLICATION FOR AUTHORIZATION TO USE
PROPERTY/RESIDENCE FOR COTTAGE INDUSTRY

I hereby request approval of this application by the Association (PMCPOA) to operate a
Cottage Industry at the residence identified below:

Tract [REDACTED] Lot [REDACTED] Address: [REDACTED]

Property Owner(s) Name: Julio & ADRIANA Gomez

Mailing Address: [REDACTED]

Telephone #: [REDACTED]

I / We Julio Gomez

Owner of Property – Print Name
hereby give permission to Julio & ADRIANA Gomez

Owner of Cottage Industry / Tenant – Print Name
to conduct the Cottage Industry described below on my property. As owner of the property, I agree to cause the
named business to comply with the rules and regulations adopted from time-to-time by PMCPOA, Inc. governing
Cottage Industries and agree to be liable for all assessments levied due to any violation(s) of such Rules and
Regulations. The current Rules and Regulations are outlined on the next page of this application. Kern County
Ordinances follow.

Julio Gomez Date: 05/01/2023
Property Owner's Signature(s)

Cottage Industry Information

Name of Person Conducting Business: Julio Gomez

Name of Business: BUILD-ON CONSTRUCTION Co.

Business Telephone #: [REDACTED] Computer work only

Type of Business: FORENSIC CONSTRUCTION
GENERAL CONTRACTOR, ELECTRICIAN, PLUMBER Lic 328446

DESIGN & CALCULATIONS ONLY On-Site Sales/Customers Yes ☐ No ☒ (Please Circle)

Julio Gomez Date: 05/01/2023
Cottage Industry Owner's Signature(s)

Board Liaison: Cameron Acosta
Cameron Acosta

ECC
Recommends
Project Approval

EC Committee Recommendation: Approved ☒ Denied ☐

Office Use Only: [Signature]

By: [Signature] Date: 5-5-23
ECC Member

By: _____ Date: _____
ECC Member

BoD Approval: _____ Date: _____
Director

BoD Approval: _____ Date: _____
Director

19.94.020 - Permitted home occupations.

Home occupations may include, but are not necessarily limited to, the following:

- A. Artist, Sculptor, or Photography Studio, Taxidermist, or Firearm Repair;
- B. Author or Composer;
- C. Barber or Cosmetologist, one (1) chair or booth only, limited to the following practices:
 - Manicurist
 - Esthetician
 - Electrologist
 - Hair stylist or colorist
- D. Dressmaker, Seamstress, or Tailor;
- E. Gardening Service;
- F. Home Crafts, such as model making, pottery, rug weaving, or lapidary work;
- G. Office of a Minister, Rabbi, or Priest;
- H. Office of a Salesman, Sales Representative, or Manufacturers' Representative, provided that no retail or wholesale transactions are made on the premises, except as permitted by subsection (H) of Section 19.94.040 of this chapter - *"There shall be no on-site sales of products or merchandise other than those produced on the premises and shall be limited to those which are incidental to the permitted home occupation."*;
- I. Office of an Architect, Artist, Broker, Consultant, Engineer, Instructor in Arts and Crafts, Insurance Agent, Land Surveyor, Musician, Bookkeeper, Accountant, Typist, Notary Public, or Private Investigator;
- J. School of special education whose class size does not exceed four (4) pupils at any given time;
- K. Telephone Answering Service;
- L. Saw Sharpening;
- M. Key and Locksmith;
- N. Pet Grooming, provided that no more than one (1) animal associated with the use is on the premises at a time;
- O. Firearm Sales, provided that resident has obtained: a federal firearms license, a seller's permit from the state board of equalization and certificate of eligibility from the Department of Justice. Stocking of firearms and ammunition for retail sales shall be prohibited.

19.94.030 - Home occupations not permitted.

Permitted home occupations shall not in any event be deemed to include such uses as:

- A. Antique Shop;
- B. Barbershop or Beauty Parlor, except pursuant to Section 19.94.020.D
- C. Funeral Chapel or Funeral Home;
- D. Gift Shop;
- E. Medical or Dental Clinic or Hospital, or Chiropractic Office;
- F. Renting of trailers, autos, trucks and motorcycles;
- G. Restaurant or Catering business;
- H. Stable or Kennel;
- I. Taxi Service;
- J. Towing Service;
- K. Veterinary Clinic or Hospital;
- L. Car Repair or Small Engine Repair;
- M. Cabinet Making;
- N. Appliance Repair;
- O. Upholsterer, Auto or Furniture.

Nov 2015

APPLICATION FOR AUTHORIZATION TO USE
PROPERTY/RESIDENCE FOR COTTAGE INDUSTRY

I hereby request approval of this application by the Association (PMCPOA) to operate a
Cottage Industry at the residence identified below:

Tract [REDACTED] Lot [REDACTED] Address: [REDACTED]

Property Owner(s) Name: Terry Bewick

Mailing Address: [REDACTED]

Telephone #: [REDACTED]

I / We Terry Bewick

Owner of Property – Print Name

hereby give permission to Terry Bewick

Owner of Cottage Industry / Tenant – Print Name

to conduct the Cottage Industry described below on my property. As owner of the property, I agree to cause the
named business to comply with the rules and regulations adopted from time-to-time by PMCPOA, Inc. governing
Cottage Industries and agree to be liable for all assessments levied due to any violation(s) of such Rules and
Regulations. The current Rules and Regulations are outlined on the next page of this application. Kern County
Ordinances follow.

Terry Bewick Date: 4/25/2023
Property Owner's Signature(s)

Cottage Industry Information

Name of Person Conducting Business: Terry Bewick

Name of Business: Bella's Arraux & Home Designs

Business Telephone #: [REDACTED]

Type of Business: Home Staging

On-Site Sales/Customers Yes ☐ No ☒ (Please Circle)

Terry Bewick Date: 4/25/2023
Cottage Industry Owner's Signature(s)

Board Liaison: Cameron Acosta
Cameron Acosta

ECC
Recommends
Project Approval

EC Committee Recommendation: Approved ☒ Denied ☐

Office Use Only: [Signature]

By: [Signature] Date: 5-5-23
ECC Member

By: _____ Date: _____
ECC Member

BoD Approval: _____ Date: _____
Director

BoD Approval: _____ Date: _____
Director



Pine Mountain Club

Property Owners Association, Inc.
Environmental Office

April 29, 2023

Additional notes regarding the Application for a Cottage Industry in PMC regarding Member Terry Bewick.

This application is regarding a home office for Bella's Array & Home Design wherein various business activities, such as bookkeeping and record keeping will be performed along with the storage of samples of material, paint chips and other interior decorating samples. The Member visits other properties in the mountain communities, but does not have in office meetings with clients.

Joe Ladin
EC Office

3.3.3

NOTICE OF PROPOSED RESOLUTION

TO: PMCPOA Board of Directors
FROM: Director McClellan
SUBJECT: Asphaltting-repair and resurface roads and the Transfer Site
DATE: May 12, 2023
DATE TO BE SUBMITTED: May 20, 2023

THE FOLLOWING RESOLUTION IS PROPOSED FOR SUBMISSION TO THE BOARD ON THE ABOVE DATE. PLEASE REVIEW IT AND NOTIFY THE MAKER OF YOUR COMMENTS, POSSIBLE ALTERNATIVES AND SUGGESTIONS. NOTIFICATION MUST BE AT LEAST 10 DAYS PRIOR TO THE MEETING AT WHICH IT WILL BE SUBMITTED.

ADDRESSED TO: PMCPOA Board of Directors
MAKER: Director McClellan
NEED: Asphaltting-repair and resurface roads and the Transfer Site
ACCOMPLISHMENTS: Preserve the drivability of our roads
COST: NTE \$330,000 from the Operating Funds
DATE OF IMPLEMENTATION: Upon Approval
APPLICABLE POLICY: N/A
ALTERNATIVES: Not to preserve the drivability of our roads

RESOLUTION #01-05-20-2023, Resurfacing and repairs to Association Roads and the Transfer Site.

WHEREAS, the PMCPOA Board of Directors approves the resurfacing and repairs to designated Association roads and the Transfer Site at a cost not to exceed \$330,000 as included in the 2023-2024 roads department operating budget.

WHEREAS, the roads to be resurfaced and/or repaired will be Aleutian Drive, Arctic Drive, Mil Potrero Frontage, Oakwood Way, Oakwood Court, Askin Court, Maplewood Way, Lassen Way (lower), Shasta Way, Woodland Drive (partial lower), Innsbruck Court, Campground Road, Oakwood Lane, Lupin Way, Gimmewald Court and the Transfer Site.

WHEREAS, these roads are part of a network of roads throughout our community and are maintained exclusively by PMCPOA; and

WHEREAS, these roads need resurfacing and/or repairs at a cost not to exceed \$330,000 and approving this resolution will allow us to schedule the best time of the year to apply the repairs and resurfacing on the planned road work; and

RESOLVED, that the PMCPOA Board of Directors approves **RESOLUTION #01-05-20-2023,** the resurfacing and repairs to designated Association roads and the Transfer Site at a cost not to exceed \$330,000 as included in the 2023-2024 roads department operating budget.

Submitted by Director McClellan

2023-2024

PINE MOUNTAIN CLUB USER FEE SCHEDULE

EQUESTRIAN			MEMBERS			GUESTS		
Barnstall	\$285.00	\$295.00	Daily	\$5.00	\$5.00			
Pipe Corral	\$260.00	\$265.00	Monthly	\$35.00	\$35.00			
Pasture	\$215.00	\$220.00	Lost Pool Key	\$100.00				
Turnouts	\$6.00	\$7.00	STR Daily Pool Pass		\$5.00			
Grooming	\$10.00	\$11.00						
Bathing	\$27.00	\$28.00						
Sand	\$35.00	\$36.00						
Hoof Care	\$10.00	\$11.00						
Fly Spray	\$4.00	\$5.00						
Farrier Assistance-Trim	\$15.00	\$16.00						
Farrier Assistance-Full Shoe	\$25.00	\$26.00						
Supplemental Feed	\$5.00	\$6.00						
Extra Feeding Flake Alfalfa Hay	\$5.00	\$6.00						
Extra Feeding Flake Grass Hay	\$6.00	\$7.00						
Blanketing	\$8.00	\$9.00						
Unblanketing	\$8.00	\$9.00						
Lunging	\$20.00	\$21.00						
Veterinarian Assistance	\$15.00	\$16.00						
Medical Treatment (per Vet)	\$20.00	\$21.00						
Medication	\$5.00	\$6.00						
Afternoon Feeding	\$5.00	\$6.00						
Hand Walking (per hour)	\$15.00	\$16.00						
Vet Wraps (Owner Provides Wraps)	\$10.00	\$11.00						
Overnight Board (per night)	\$24.00	\$25.00						
Hard Keepers	\$50.00	\$51.00						
Call Out Fee	\$100.00							
Call out services	\$100/hour							

GUEST PASSES			MEMBERS			GUESTS		
Check out at 2:00 pm (refundable deposit on holiday weekends for reservations of three or more campsites) PER NIGHT			\$10.00	\$15.00				

CAMPGROUND			MEMBERS			GUESTS		
Tennis Key Deposit			\$5.00	\$5.00				

RV STORAGE MONTHLY			MEMBERS			GUESTS		
05' Thru 20'			\$25.00	N/A				
21' Thru 34'			\$30.00	N/A				
35' and UP			\$40.00	N/A				

RV STORAGE 6 MO PRE-PAY			MEMBERS			GUESTS		
05' Thru 20'			\$135.00	N/A				
21' Thru 34'			\$162.00	N/A				
35' and UP			\$216.00	N/A				

Motion: 05/20/2023

(1) Spouses and domestic partners, (2) children up to the age of 21 and (3) dependent parents living in the home of an Association member and authorized tenants renting or leasing a home for greater than 3 months are charged the same until the Association member ceases to have an ownership interest in the lot or the Association member is no longer a member in good standing, or the tenant is no longer authorized.

2023-2024
PINE MOUNTAIN CLUB USER FEE SCHEDULE

GOLF	MEMBERS	GUESTS	NON-MEMBERS
Green Fees			
Daily 9 Holes	\$12.00	\$18.00	\$25 Weekdays \$33.50 Weekends \$40.00 Weekdays (Includes cart) \$48.50 Weekends (Includes cart)
Daily 18 Holes	\$15.00	\$25.00	\$35.00 Weekdays \$45.00 Weekends \$65.00 Weekdays (Includes cart) \$85.00 Weekends (Includes cart)
Twilight (starts 2pm Winter)	\$5.00	\$9.00	
Twilight (starts 4pm Summer)	\$5.00	\$9.00	
Weekly	\$45.00	\$50.00	
Monthly	\$55.00	\$125.00	
Annual (1 free bucket of balls daily)	\$400.00	\$750.00	

Junior Green Fees (under 18 years)	MEMBERS	GUESTS
Daily	\$5.00	\$5.00
Annual	\$75.00	\$90.00

CARTS	MEMBERS	GUESTS
CART RENTAL (Per Cart)		
9 Holes	\$10.00	\$10.00
18 Holes	\$15.00	\$15.00

TRAIL FEES (Members Own Carts)	MEMBERS	GUESTS
Daily	\$5.00	\$6.00
Monthly	\$30.00	\$30.00
Annual	\$225.00	\$350.00

Bucket of Balls	MEMBERS	GUESTS
Small	\$3.00	\$4.00
Large	\$5.00	\$6.00

NO non-resident tee time prior to 10:30 a.m.

Motion: 05/20/2023

(1) Spouses and domestic partners, (2) children up to the age of 21 and (3) dependent parents living in the home of an Association member and authorized tenants renting or leasing a home for greater than 3 months are charged the same until the Association member ceases to have an ownership interest in the lot or the Association member is no longer a member in good standing, or the tenant is no longer authorized.

4.2.1

**Business Policies and
their related Procedures**

Policy Number:	A-16
Scheduled Review Date:	05-2026
Resolution/Motion:	05-20-2023
Form Reference:	None
Governing Documents Reference:	CC&Rs 2.3, 3.2h and 5.8; Bylaw's 3.01 and 12.03; Rule articles 22 and 2.01A

RENTALS

- Purpose:** ~~To provide~~ The purpose of A-16 is to establish a policy and procedure related to PMCPOA property owners' for the rental of members' property under Association Rule 22 applicable to both owners and their tenants.
- Policy Reference:** Business Policy/Procedure A-10
- Policy:** PMCPOA property owners are permitted to rent their homes subject to the conditions addressed in Association Rule Article 22 and this policy/procedure.
- Procedure:**
- A. Long-Term and Short-Term Rentals
1. Owners currently renting their property as either long-term or short-term are required to register their property with the PMCPOA office within 30 days of the date of the approval of this business policy/procedure.
 2. Owners renting their property who have not rented their property prior to the date of approval of this business policy/procedure are required to register their property with the PMCPOA office within 14 days of signing a rental agreement or engaging in a rental agreement.
 3. Owners renting their property are required to renew their registration annually with the PMCPOA office.
 4. Owners renting their property for less than 30 days (short-term rentals) are required to pay an annual non-refundable fee.
 5. Owners of rentals that fail to comply with the rules or this policy are subject to citations for violations and may be fined by the board of directors.
 6. The owner is required to provide a copy of the PMCPOA Association Rules to the renter(s).
 7. The owner is responsible for the actions of their renter(s).
 8. If the renter violates any portion of the PMCPOA Association Rules, the

owner will be cited and may be fined by the board of directors.

9. Occupation of the home by anybody other than the owner or his/her immediate family as defined in bylaw 3.01 is considered to be a renter, whether or not money is exchanged.

B. Registration and permit forms

1. Registration forms required for all rentals are available on the PMCPOA website or in the business office.
2. Original signatures by the property owner are required on both forms.
3. Completed forms may be sent in to the Association by mail or delivered in person to the business office.

C. Retention of renter information and access

1. Renter information is required to provide contact information in the event of an emergency or security matter.
2. Emails forwarded to the PMCPOA business office by owners with the required renter information shall be stored within a secured email file upon receipt.
3. Hard copies of required renter information delivered to the PMCPOA business office by owners shall be stored within a secure designated file in the business office.
4. Renter information can be accessed in the event of an emergency or security matter by the General Manager (or designee) or the Patrol Manager (or designee).
5. Renter information is not to be disseminated to the public.
6. A review of renter information retained will be periodically conducted for the purposes of purging the files if no security matters or violations have been documented at a property.

D. Rental properties

1. A list of both long-term and short-term rental properties will be compiled by office staff for the purposes of monitoring rental activities at rental properties to assist the board of directors in determining the reasonable fee amount necessary to defray the costs of a short-term rental to the Association as well as assist in evaluating and addressing any positive or negative aspects of allowing rentals.

Definitions

A. Long-term rental: A rental to the same person(s) for 30 days or more.

B. Short-term rental: A rental of less than 30 days.

Approved:

Corporate Secretary

General Manager

Date:

May 20, 2023

May 20, 2023

**Business Policies and
their related Procedures**

Policy Number A-17
Scheduled Review Date: 05-2026
Resolution/Motion: 05-20-2023
Form Reference:
Governing Documents Reference: Bylaws 5.05 & 5.06

BYLAW AMENDMENTS BY MEMBERS

- Purpose:** ~~To provide guidelines~~ The purpose of A-17 is to establish a policy and procedure for the submission of bylaw amendments.
- Policy Reference:** A-15 Election Policy and Procedures
- Policy:** Amendments to the bylaws shall be submitted to the board of directors in a timely manner to be properly reviewed and included in the June ballot.
- Procedure:**
1. Calculation basis: The earliest first Wednesday of any month is the 1st. The latest first Wednesday of the month is the 7th. The earliest third Saturday of any month is the 15th. The latest third Saturday of the month is the 21st (board meetings).
 2. First Wednesday of February: Last day to have members submit proposed petition bylaw changes to the Association office to be considered for inclusion on the June ballot.
 3. No later than February 15, the board of directors' chair will cause the submittal of the petitioned bylaw changes along with any board-approved bylaw changes made during the fiscal year to the Association's general counsel for an opinion as to the legality and/or conflict with other existing governing documents.
 4. No later than March 1, the Association's general counsel will submit comments about the proposed bylaw changes to the Association's general manager.
 5. First Wednesday of March: Office prepares the agenda for the March board of directors meeting. The agenda will include the petitioned bylaw changes as well as any attorney suggested changes to other board-approved revisions to bylaws being submitted on the June ballot.
 6. Third Saturday of March: The board will review petition-proposed bylaw changes and; (1) approve the proposed changes for inclusion on the June ballot, or (2) reject the proposed changes. The board will review any changes to board-approved bylaw revisions and: (1) approve the general counsel's proposed changes for inclusion on the June ballot, or (2) reject the general counsel's proposed changes.
 7. April 9: Ballot package information is sent to the inspector of elections (I of

E).

8. April 15 to April 21: Board approval of ballot package. (Note: Ballot package has already been sent to the I of E).
9. April 16 to May 14: Inspector of elections prepares ballot packages for mailing.
10. May 15 to May 21: Ballot package mailed to members (no later than 30 days prior to Annual meeting of the members).
11. June 15 to June 21: Annual meeting of members (third Saturday in June).

Approved:

Corporate Secretary

General Manager

Date:

May 20, 2023

May 20, 2023

Business Policies and their related Procedures

Policy Number: B-10
Scheduled Review Date: 05-2026
Resolution/Motion: 5-20-2023
Form Reference: None
Governing Documents CA Code 11040,
Reference: Labor Code 204,
207, 515A

TIMECARDS

Purpose: The purpose of B-10 is to establish a policy and procedure to ensure non-exempt employees' time is accurately recorded are properly paid in an efficient and timely manner complying with all state and federal regulations.

Policy Reference: Labor Law California Labor Codes 200-273, 500-558.1, 1171-1207

Policy: The board of directors shall direct the general manager to maintain a timecard system for non-exempt employees.

Procedure: A. Department managers shall:

1. verify that the timecard clock in and out is correct and that all tip sheets calculated according to state and federal requirements and all time off requests are properly turned in on the date and time as designated by the general manager.
2. be certain that the timecard properly reflects the following as applicable and provided to the payroll office as required:
 - a. California family rights act (CFRA)
 - b. Family medical leave act (FMLA)
 - c. jury duty
 - d. overtime
 - e. required meal breaks
 - f. sick leave
 - g. unpaid time off
 - h. vacation
 - i. additional state and federal requirements as they occur.
3. approve all overtime with the general manager prior to turning in the timecard in.

4.5

4. refer disputes to the general manager for action in the event the department manager or employee does not agree with the timecard and the dispute cannot be resolved ~~the dispute shall be referred to the general manager for action.~~

B. In the event the timeclock is offline or the employee is unable to clock in, the employee will submit a paper timecard approved by their department manager to the accounting manager.

Approved:

General Manager

Corporate Secretary

Date: May 20, 2023

May 20, 2023

**Business Policies and
their related Procedures**

Policy Number: B-16
Scheduled Review Date: 05-2026
Resolution/Motion: 05-20-2023
Form Reference: None
Governing Documents Reference: Bylaw 6.02

ALL HANDS MEETINGS

Purpose: ~~To ensure that the communication process between the board of directors, management, and the Association staff is a continuous process.~~ The purpose of B-16 is to establish a policy and procedure that facilitates effective communication between the board of directors, management, and the staff.

Policy Reference: None

Policy: Management will meet with employees ~~at least three~~ a minimum of two times a year for communication purposes.

- Procedure:**
1. The goal of the all hands meetings is to ensure important and valuable information is exchanged between management and staff.
 2. The chair of the board may appoint a director to be the staff liaison. The liaison shall attend each all hands meeting.
 3. The board of directors is encouraged to attend at least one all hands meeting during their tenure on the board.
 4. ~~PMCPOA will pay employees for their attendance at the mandatory all hands meeting.~~ Employee time at the mandatory all-hands meeting will be considered regular work time or overtime.
 5. The meetings will be held as updates to policy and procedures occur and when new focus or direction for the Association should be announced. Not less than two weeks prior to each meeting, a request for agenda items will be sent to the Association staff and directors.
 6. The day of the week and time of each meeting will be alternated to accommodate the work schedule of the staff so that every employee will be able to attend at least one meeting per year. Each employee is required to attend at least one meeting each calendar year.

The meeting agenda will be sent out one week prior to the meeting.

Approved: _____
Corporate Secretary

General Manager

Date: **May 20, 2023**

May 20, 2023

Business Policies and their related Procedures

Policy Number:	<u>H-17</u>
Scheduled Review Date:	<u>05-2026</u>
Resolution/Motion:	<u>05-20-2023</u>
Form Reference:	<u>None</u>
Governing Documents Reference:	<u>Bylaw 3.06</u>

CLUBS/GUILDS

- Purpose:** The purpose of H-17 is to establish a policy and procedure for board approval of new clubs/guilds and the annual renewal of previously approved clubs/guilds.
- Policy Reference:** N/A
- Policy:** Clubs/Guilds are to be approved by the board according to an established procedure.
- Procedure:**
- A. Members of the Association may form clubs/guilds within the Association that use Association privileges and facilities.
 - B. Association privileges and facilities may be used with the approval of the general manager.
 - C. Clubs/guilds shall be approved annually by the board of directors.
 - D. Club/guild renewals are due by June 30th of each year.
 - E. A club/guild shall have its own rules or bylaws so long as they do not conflict with the governing documents of the Association.
 - F. Membership in a club/guild shall be open to:
 - 1. all members in good standing of the Association;
 - 2. their spouses/domestic partners,
 - 3. their children up to the age of 21,
 - 4. and their dependent parents living in the home,
 - 5. approved guests.
 - G. Non-Association members shall not constitute more than 33% of the club membership.
 - H. Clubs/guilds will include the following information on their

application:

1. **Membership list.**
 2. **Officers List.**
 3. **Bylaws and/or rules of the club/guild.**
- I. **The president, chairperson, or designated head of a club/guild must be members of the Association.**
- J. **In order to ensure that the directors have sufficient time to review the new club/guild application before a board meeting, requests need to be submitted by noon on Wednesday, 10 days before the board of directors meeting.**
- K. **Club applications may be submitted in person at the business office to the receptionist or emailed to: pmcboard@pmcpoa.com.**

Club/Guild Application example follows.

Approved:

Corporate Secretary

General Manager

Date:

May 20, 2023

May 20, 2023

Club/Guild Application Example:

March 2022

Pine Mountain Tennis Club Bylaws

Article 1-Name

The name of this club shall be Pine Mountain Tennis Club.

Article 2-Purpose

1. To provide interested adults, seniors, and children an opportunity to play tennis, learn tennis, improve their game, play with other members, and enjoy all aspects of tennis culture.
2. To facilitate communication between members for the purpose of match play and training.
3. To safeguard tennis resources for the PMC community now and in the future.

Article 3-Membership

1. Members shall be 18 years old or older.
 - a. Younger individuals are welcome. They may participate in all activities; however, they will not be assessed dues, and they will have no voting privileges.
 - b. Minors must be accompanied by an adult unless permission is expressly given by the parent or guardian for lessons or match play between a minor and an adult.
2. Pine Mountain Tennis Club members shall be PMCPOA members or PMC renters/residents, in accordance with the PMCP OA bylaws; shall have full voting privileges; can serve on the Pine Mountain Tennis Club Executive Board or Committees and participate in all Pine Mountain Tennis Club events. A Pine Mountain Tennis Club Member must reside at a PMCPOA lot. Dues shall be determined annually by the Executive Board and may be prorated.
3. Pine Mountain Tennis Club Guests are individuals who do NOT reside in PMC but are sponsored by a PMC Tennis Club member. Guests participate in all Pine Mountain Tennis Club events but do NOT have voting privileges. All guests shall be approved by the board annually. Dues shall be determined annually by the Executive Board and may be prorated.
4. The total Pine Mountain Tennis Club Membership shall not exceed 30% of non PMCPOA members. Priority membership will be given to PMCPOA members. Priority will be given to PMC renters/residents over guests.

Article 4- Officers

1. As a newly-formed club, the Pine Mountain Tennis Club shall immediately elect a board liaison to communicate with the Board, General Manager, and other clubs on the Tennis Club's behalf.
2. Additional elected officers of the club shall be: 4.7.2

- a. President, Vice-President, Secretary, Treasurer, Member-at-Large.
3. The term of office is:
One year starting in January ending December 31. After one term is served, additional term(s) may be served, if desired, and elected by the vote of the membership.
4. The Officers of the Pine Mountain Tennis Club shall handle the regular business of the Club and shall submit recommendations to the membership for consideration.
5. A meeting of the Officers shall be held at least once a year in January and as necessary and shall be called by the President.
6. A quorum for conducting the business of the Officers shall be no less than three members.
7. Only one member of a household may serve as an Officer at a time.

Article 5- Duties of Officers

1. President
 - a. Shall direct and be cognizant of all activities of the club.
 - b. Shall preside at all meetings of the Executive Board, Full Board, regular meetings, and special meetings.
 - c. Shall call special meetings when deemed necessary.
 - d. Shall recruit individuals for specific tasks or any vacancies.
 - e. Shall sign checks as prepared by the Treasurer.
2. Vice President
 - a. Shall perform the duties of the President due to absence or when necessary.
 - b. Shall take on additional specific responsibilities i.e. fill in for absent individuals who have specific responsibilities.
 - c. Shall sign checks as prepared by the Treasurer-
3. Secretary
 - a. Shall record the proceedings of all Board and general meetings.
 - b. Shall publish meeting minutes electronically and/or by hard copy for members within one week of a meeting.
 - c. Shall create a member list and periodically distribute updated lists to membership.
 - d. Shall handle all correspondence at the request of the President or as needed.
 - e. Shall disseminate all Guideline updates and provide new members with copies.
4. Treasurer
 - a. Shall prepare a budget for the year with the assistance of the Executive Board and input from the members.
 - b. Shall submit a projected budget for approval by the membership at the February meeting.
 - c. Shall keep a full and accurate account of all expenditures.
 - d. Shall make a financial report quarterly to the Board followed by a report to the membership attached to minutes.
 - e. Shall make disbursements, as authorized in accordance with the budget.

- f. Shall make disbursements of non-budgeted funds only with the majority vote of the membership, obtained via email or in person. .
- g. Shall be the recipient of all member dues and keep an accurate record of such payment of dues.
- h. Shall not be a signer on checks. but shall prepare checks to be signed by the President or Vice President.
- i. Shall use the debit card for purchases according to the budget or as directed by a majority vote of the membership.

5. Member at Large

- a. Shall be responsible for, or shall appoint someone to be responsible for, tracking weather conditions and shall notice the President of changes in weather within 24 hours that may affect the courts (i.e. frost, rain, wind, snow) during the playing season. When appropriate, the Club will communicate with the PM CPOA about the best way to make courts playable after interruptions caused by weather.
- b. Shall represent the membership on issues of interest or concern.

6. Board Liaison

- a. Shall be responsible for communications between the board, General Manager, other clubs, and the Tennis Club members.
- b. Shall represent the membership on issues of interest or concern.

Article 6- Meetings

- 1. Regular Meetings shall be held at least every other month during the playing season (April to November) on a date and time proposed by the president and agreed to by the members via email or in person.
- 2. A week's notice shall be given prior to the scheduling of a regular meeting.
- 3. Weather permitting, monthly meetings may be held at the tennis courts during the playing season.
- 4. An Officers meeting is held in January. A Budget meeting is held in February. An election meeting is held in November.
- 5. Club get togethers will be decided by the officers and the members.
- 6. All Meetings and get togethers may be held electronically.

Article 7 -Specific Responsibilities .

- 1. The Officers may create an assignment/committee as. deemed necessary to carry on the work of the club.
- 2. Assignments or committees shall not have a specified time limit.

Article 8 - Elections

- 1. Elections shall be held at the November meeting.

2. The Officers shall present a slate of candidates at the November meeting. Nominations from the floor shall also be accepted.
3. Voting- shall be by-show-of-hands, paper ballot, or electronically.
4. Officer vacancies and Special Elections
 - a. The President shall request volunteers to fill vacancies from the full membership. If there are no volunteers, a member shall be recruited to fill a vacancy for the remainder of the term.
 - b. A majority vote of the membership either at a meeting or electronically, shall confirm the filled vacancy.

Article 9-Transition of Administration

1. There shall be a meeting of the newly installed Officers and former Officers in January.
 - a. Purpose of this meeting is the creation of a budget for the year, discussion of the responsibilities of each officer, handing over of documents and the continuation of Club business.

Article 10- Removal from Office

1. Any Club officer either elected or appointed who does not faithfully fulfill the Responsibilities of their office or otherwise comply with the requirements of the Club maybe removed from office by a majority vote of the membership at a meeting and be given written notice of such removal.

Article 11-Conflict Resolution

1. The Pine Mountain Tennis Club is committed to creating and maintaining a peaceful, constructive, and supportive environment. All persons involved with the Club -have an obligation to communicate openly and respectfully with one another and to provide reasons for particular decisions or actions.
2. The Officers are ultimately responsible for ensuring that Conflicts involving members are resolved in a satisfactory manner.
 - a. In disputes involving an Officer that Officer is excused from the resolution process.
 - b. Any attempts to solicit support for one side or another from other members is not to be used in a dispute resolution.
3. The following guidelines shall apply in the event of a conflict or complaint involving the operation of the Tennis Club:
 - a. Parties in the dispute shall communicate directly with one another in a respectful and non-confrontational manner. People should reasonably expect to know if their behavior or decision is a problem for another person or group.
 - b. If the circumstances are such that either party in the dispute is unable or unwilling to communicate directly with the other party in the dispute, the help of a trusted person in the Club should be sought.
 - c. Complaints and conflicts shall be dealt with in a confidential manner. Meetings to resolve a complaint shall be open only to the parties and those attempting to resolve the complaint. The parties may have an advocate or supporter present (one). Meetings may be with the different

parties individually, together, or both. In the interest of openness, no minutes or written record of what is said in these meetings shall be recorded although if the parties agree; the outcome of the meetings or a resulting agreement may be documented in writing and disseminated.

Article 12- Amendments

1. These guidelines may be amended or revised by a two-thirds vote of all members via electronic meeting, in person meeting or email.
2. Copies of the proposed amendment/revision shall be given to members in writing, no less than two weeks prior to the date in which the vote will be taken.
3. Amendments or revisions will become effective upon approval.

Article 13-Dissolution

1. In the event of dissolution of The Pine Mountain Tennis Club, the remaining assets, after the satisfaction of all obligations, shall be distributed at the Discretion of the membership.

First Name	Last Name	Membership Number	Address	Phone	Email
Jane	Doe	3500-000	P.O. Box 0000, PMC, CA 93222	(123) 456-7890	<u>anyone@gmail.com</u>

**PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC.
ENVIRONMENTAL CONTROL COMMITTEE
PROJECT RECOMMENDATION TO THE BOARD OF DIRECTORS**

Project: Tract: 3405 Lot: 174

Property Address: 2820 Kodiak Way

Property Owner(s): Jin Sang Kim

Architect/Builder (if applicable):

Project Type: SFR ☐ DECK ☐ ADDITION ☐ GARAGE ☐ CARPORT ☐

RETAINING WALL ☐ SOLAR ☐ MINOR (FENCE, SHED, ETC) ☐ OTHER ☒ Shed in setback

Square feet: _____ Survey? Yes ☐ No ☐

Inspection Date: 5/5/23

Committee members: Joseph ☒ Bennett ☒ ^{TARKS} Clark ☒ Schoening ☒ Freeman ☒

Setbacks OK? Yes ☐ No ☒ Fence construction (if applicable) OK? Yes ☐ No ☐

Comments: _____

Trees to be removed: # _____ Replacement trees required ☐ Recommended ☐

Comments: _____

Propane tank location, OK? Yes ☐ No ☐ Exterior color/finish (if applicable) OK? ☐

Comments: _____

Variance Required (reason): SLED IN SETBACK 4', PREVIOUS SLED IN
SAME SPOT HAS BEEN REMOVED. HENCE BETTER SHED TO
REPLACE

Variance recommended by E.C. Committee: Yes ☒ No ☐

*For Solar Projects: ☐ Panels to be Matte finish ☐ Framing to be non-Reflective

EC Committee Recommendation: Approved ☒ Denied ☐ Continued ☐ Tabled ☐

Reason for denial: CC&R and/or EC Code Section xxx _____

Comments / Stipulations: APPROVE w/VARIANCE

EC Committee - Signature: Brent Bennett Date: 5/5/23

Board Liaison Review: Cameron Acosta Date: 5/5/23

Board of Directors **approves** ECC recommendation ☐ Date: _____

Director's Signature: _____
Print & Sign

Director's Signature: _____
Print & Sign

Board of Directors **denies** ECC recommendation ☐ Date: _____

Director's Signature: _____
Print & Sign

Director's Signature: _____
Print & Sign

DRAWING OF A NEW TUFF SHED FOR 2820 KODIAK WAY



KODIAK WAY (WEST)

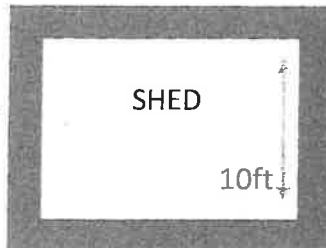
NEITHER THE ENVIRONMENTAL CONTROL COMMITTEE NOR PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION INCORPORATED IS RESPONSIBLE FOR THE LOCATION OF FENCES, BUILDINGS OR OTHER STRUCTURES IN RELATION TO EASEMENTS, RIGHTS-OF-WAY OR LICENSES OF ANY KIND OR NATURE. APPROVAL BY THE COMMITTEE OF ANY APPLICATION OR PLAN DOES NOT CONSTITUTE REVIEW OR APPROVAL OF THE LOCATION OF ANY FENCE, BUILDING OR STRUCTURE IN RELATION TO EASEMENTS, RIGHTS-OF-WAY OR LICENSES. ALL FENCES, BUILDINGS AND OTHER STRUCTURES ARE LOCATED AT THE OWNERS SOLE RISK AND SHOULD BE SURVEYED BY A QUALIFIED LICENSED SURVEYOR.

ECC
Recommends
Project Approval



HOUSE

8ft



SHED

10ft

12ft

20ft

VARIANCE (4ft)

NORTH
END

SOUTH
END

20ft

20ft

REAR TO SHED (16ft)

REAR END (EAST)



Pine Mountain Club
Property Owners Association, Inc.

Monthly/YTD Environmental Control Recap for PMCPOA Board Meeting

Report Date – April 30, 2023

Construction Projects – EC Committee Recommendations	Month	YTD	EC Officer approval of minor projects (No KC permit needed)	Month	YTD
Single Family Residence SFR	3	46	Fences	1	54
			Sheds	2	62
Mobile home	0	0	Reroof	2	52
Modular home	0	0	Paint	3	79
Solar project	3	53	Cottage industry	0	26
Monument tree removal request	3	56	Yard sales	4	147
Garage	0	5	Dog runs	0	1
Retaining wall	0	1	Deck extensions	0	4
Carport	0	8	Escrow property inspections	9	877
Addition	0	18	Tree permits	10	150
Deck	0	15	Dumpster/pods	1	26
Deck enclosure	0	2			
Deck awning	0	1	EC letters written		YTD
Patio cover	0	2	1 st Notice letters	36	1176
Gazebo	1	1	Complied on 1 st Notice	36	832
Greenhouse	0	3	Citations to Board	3	156
Stairway		4	Complied after citation to Board		
10-Day Notice	1	1	Miscellaneous letters	5	33
Variance	0	2	Stop Work Orders	1	5
			Knapweed & Yellow Star Thistle letters	0	

Compiled by:



Pine Mountain Club
Property Owners Association, Inc.

Monthly/YTD Patrol Recap for PMCPOA Board Meeting May 20, 2023

During the month of April 2023, Patrol responded to 369 calls for service.
Observations and calls included in the following;

STR		#	YTD
0	Enforcement	90	865
0	Citations	6	48
	Written Warnings	0	10
	Incident Reports	1	3
	Public Assists	174	2174
	House/alarm checks	7	139
	Agency Assists	8	126
	Animal Control	11	113
	Conflicts	10	70
	Deaths reported	2	17
	General complaints	17	307
	Injury	0	3
	Medical	0	0
	Suspicious incidents	16	147
	Traffic incidents	1	21
	Welfare checks	7	60
	Wildlife	19	200
	STR CALL TOTALS	0	29
	Other:		
	Other:		

Compiled by: Patrice Stimpson, Patrol Chief