

Save the Date!

Everything Exchange

Sunday August 30

10 a.m. to 3 p.m.

On the basketball courts at
Lampkin Park

*Bring something you don't need
or want anymore, and pick up
something you do want: Tools,
cds, movies, kitchen items,
household items, etc.*

It's all free!

the Condor

The official publication of the Pine Mountain Club Property Owners Association, Inc.

2524 Beechwood Way . PO Box P
Pine Mountain Club . California . 93222
www.pinemountainclub.net
661.242.3788 . 661.242.1471 (fax)

**PMCPOA presents the
first-ever (home-based)
community garage sale.
Please see page 12 for
details.**



the Condor

The official publication of the Pine Mountain Club Property Owners Association, Inc.

VOLUME 42 . NUMBER 7 . JULY 2020

Check out PMC's website at www.pinemountainclub.net

Board Election Results Announced During Annual Meeting Held on Zoom

The PMCPOA Annual Meeting of the Members took place on Saturday, June 20, 2020 at 1 p.m. via the Zoom platform. With quorum met, the Board election went forward and the new directors were announced. The winners of the three, three-year seats are: Sandy Browne with 583 votes, Phyllis Throckmorton with 587 votes and Peggy Hoyt-Voelker with 671 votes. Shirin Murphy with 251 votes was not elected. There were 16 write-in names that received a total of 32 votes. Total actual ballots counted were 803, and total director votes cast in the election were 2,124. Total director votes possible in the election were 2,409 (803 votes x 3), and total votes withheld or not voted were 285.

There were 19 Board Amendments to the Bylaws proposed, and all 19 passed, with the exception of 10.02 (Formation and Purpose of Assessment), which requires a vote of 2/3 of the total

membership to pass. To view the number of votes each bylaw received, please view the complete listing of election results on the PMCPOA website in the "Election Documents and Election Results" page of the Members'-only side (<https://pinemountainclub.net/group/pages/election-documents-results>) or on the "Alerts" page of the public side of the website (<https://pinemountainclub.net/alerts>). A link to the official results certification by the Inspector of Elections can be found on both those pages.

This year's election and Annual Members' meeting, as well as the June 20 Regular Open Board meeting, were held on a series of three separate Zoom meetings due to the COVID pandemic. Quorum was established as follows: The total membership is 2,946, with

'ELECTION' Continued on page 14

Want to Help Your Association? Volunteer on a Committee!

Karin Shulman, GM

It's that time of year again. We need volunteers to sign up for association committees. Committees serve at the pleasure and direction of the Board of Directors. The Board appreciates the community spirit created by and through the committees that our membership enjoys. We recognize that committees work hard, and they make valuable recommendations to the Board. As you are aware, the committees are governed by our Common Rules of All Committees, which can be found on the website.

Here is a listing of the committees of the association and a brief description of what they do:

Governing Documents

Is there something you would like to change in the association? Sign up for the Governing Documents or Planning Committee.

The purpose of the Governing Documents Committee is to maintain and/or create the governing documents of this Association in accordance with current laws, codes and operating conditions. The governing documents are the articles of incorporation, the Covenants, Conditions and Restrictions (CC&R's) of the planned development known as Pine Mountain Club, the by-laws, the various rules and the business policies and procedures of the association.

'COMMITTEES' Continued on page 13

Reminder: No live fireworks of any kind are allowed in PMC, and no open fires are allowed

The fine from the Kern County Fire Dept. for use of fireworks is \$1,500 for the first offense and cost of recovery for damages in case of wildfire. The PMCPOA fine starts at \$2,000. The owner of the home will be responsible for fines, so make sure your guests and visitors are aware of this. You are responsible for tenant violations. Fireworks are not allowed in any U.S. forest. Consequently, PMCPOA maintains a zero tolerance policy for the use of any type of fireworks within the community. Please celebrate Independence Day keeping in mind the safety of our community.

Also, per the Forest Service, Fire danger level is currently high in our area. Thus, open fires are strictly prohibited, that means propane fire pits as well.

Are Your 'Grab and Go' Packs Ready?

PMCPOA Emergency Preparedness Committee

A "Grab and Go" bag is a packed bag that you grab on your way out the door in an emergency. When the fire hit Paradise, CA last year, residents had only moments to evacuate their homes.

Prepare one Grab and Go pack for each person in your household, including pets. Put the items together in a backpack or another easy-to-carry container in case you must evacuate quickly. Store them in an easily accessible location. You may not be home when an emergency strikes, so keep some additional supplies in your car.

Here is what should go in your bags:

- Drinking Water - A gallon per person per day (May store some in the car)
 - Ready-to-eat food - Granola bars, peanut butter, trail mix, etc.
 - Flashlight, batteries and light sticks
 - Radio-crank - solar and/or battery-operated
 - Keys – for house and car
 - Money - coins and bills
 - Medications - at least a one-week supply
 - Dust Masks (N-95)
 - Extra eyeglasses, hearing aid or other vital personal items
 - Boots or sturdy shoes and extra socks
 - Comfortable clothing, extra underwear, jacket or sweatshirt
 - Whistle
 - Pocket knife
 - Paper and pencil
 - Emergency phone list, out-of-state contact phone numbers
 - Extra phone chargers
 - Copies of important documents - You can put these on a thumb drive.
 - Small first aid kit
 - Toiletry articles - comb, toothbrush, toothpaste, soap, hand wipes, shampoo, lotion, razor, lip balm, sanitary products, tissue, toilet paper, sunscreen, etc.
 - Zip-lock and garbage bags
 - Work gloves and pairs of latex gloves
 - Mylar blanket or sleeping bag
 - Good book, playing cards, crossword puzzles, toys in the children's packs
 - Any special-needs items for you, your children, pets and people with disabilities
- These are suggested items; everyone should personalize their pack for their own needs, especially for infants and pets.
- ON YOUR BEDSIDE NIGHTSTAND, KEEP:** Car keys, cell phone and charger, glasses and wallet

the Condor

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The PMCPOA Board of Directors meets on the third Saturday of every month at 10 am in the Condor Room of the Clubhouse. All members are invited to attend the open session. The executive session is a closed meeting for the discussion of and action on legal and personnel matters, third party contracts, and member-requested hearings.

Members may request copies of the open Board Meeting minutes. These requests should be made in writing to the Corporate Secretary. There is a charge per page for making copies of the minutes.

PMC Post Office Hours Update

The PMC Post Office has resumed the normal contracted hours. It is now open Monday thru Friday from 10am to 12pm and from 1 to 3pm again, and on Saturdays from 10am to 12pm.

The post office will no longer be open from 12 to 1pm. The staff wishes to thank everyone for their patience and support during the past few months.

Please keep in mind that masks are required to enter the post office.

A Note from the EC Office:

The EC Office still has the original paint color chart for your color choices, however, we've added some new colors and will be creating a new chart soon.

Reminder: PMCPOA Assessment Due 7/1

The annual assessment amount for this year is \$1,604.00 (no increase from last year) and is due by July 1. You can mail a check to P.O. Box P, Pine Mountain Club, CA 93222, call us in the office at 661-242-3788 and pay with a credit card, drop your payment into the hanging locked box outside the clubhouse or you can pay on the PMCPOA website (see below). Assessments will become delinquent on Sept. 15, 2020 at 5 p.m.

Website Assessment Payment Instructions

To pay your assessment online with a credit card, please follow the steps below.

1. Go to www.pinemountainclub.net.
2. Click "Member Login" and follow instructions to login into account. You will need to know your lot/tract number.
3. Click "Member Central"
4. Click "My Account"

5. Click "POA Payment" or "Make Payment"

6. Scroll to bottom of page and use drop box under "Please Select Payment Option" to create new credit card. Once created, you can use the created credit card for future payments.

7. Type in the amount you want to pay in the payment amount column for the folio that you want to pay. You can put amounts in multiple folios and you can pay an amount even if you have NO balance. All overpayments will be moved to the Assessment folio.

8. Click "Make Payment"

9. Review the payment details and click "Approve." Your payment and new balance will appear immediately.

Correction: In last month's Condor, Board of Directors candidate Sandy Browne's name was spelled incorrectly. We apologize for this error.

MIL POTRERO MUTUAL WATER COMPANY NOTICE OF ANNUAL ELECTION

In accordance with the By-Laws of the Mil Potrero Mutual Water Company, Inc., the Annual Shareholder's Meeting is scheduled for July 11, 2020 at 10:00 a.m. at the administrative office of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Conference Room, Pine Mountain Club California.

Nominations will be accepted from the floor at the Annual Meeting before the close of the proxy box.

Robert Lame, Secretary, Mil Potrero Mutual Water Company



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Pool Progress: The removal of the old pool and the grading for the new pool has been completed. The pool contractor started work last month; the new pool and jacuzzi have been laid out on the ground and construction is underway. There have been quite a few issues uncovered during the grading, which are being fixed. Pictures of the construction as we continue will be posted in the lobby for viewing as you pass through to the Condor Café or Lounge.



**Golf Course and Pro Shop Open
8am to 6pm
Tuesday-Sunday
661-242-3734**

Pro Shop Now Open for Shopping, Golf Cart Rentals

The PMCPOA Pro Shop is now open for the selling of merchandise and golf cart rentals.

The golf carts will be fully sanitized after each use. Golf cart rental is for single player only unless two people from the same household are playing together.

Masks are still required to enter the Pro Shop. No exceptions. No masks, no service.

Hard surfaces in the Pro Shop are sanitized at least every two hours. As of July 1st, the golf course is now open from 8 am to 6 pm Tuesday through Sunday, closed on Mondays.

Junior Golf Clinic

**July 29-31, 9-11am
\$30.00 per child
Signups limited
15 kids max**

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Please be extra careful, and do not flick your cigarette butts out the car window or toss them on the ground. They could cause a wildfire that would destroy homes and lives. Please remind friends and neighbors. Life as we know it would be gone with just one careless flick of a cigarette.
Thank you!

Mongolian Beef! Easy and Amazing!

Here is another fantastic recipe from Chef Mike of the Condor Cafe. He says, "Whenever the craving for Chinese food hits, I just whip up a batch of Mongolian Beef... and let me tell you this is amazing and surprisingly easy!"

PREP TIME: 20 minutes

COOK TIME: 20 minutes

TOTAL TIME: 40 minutes

SERVINGS: 4

CUISINE: Chinese

Ingredients

2 teaspoons + 2 tablespoons oil (vegetable or olive)

1/2 teaspoon ginger, minced

4 cloves garlic, finely minced

1/2 cup soy sauce (low sodium is best)

1/4 cup water

1/2 cup packed brown sugar

1 lb flank steak (or your favorite cut of beef thinly sliced)

1/3 cup cornstarch

2 green onions, sliced

Instructions

Heat oil in a small pan over medium low. Add ginger and garlic and stir just until fragrant (about 1 minute). Add soy sauce, water and brown sugar and bring to

a boil. Let boil 3-5 minutes or until slightly thickened. Set aside.

Slice the flank steak into 1/4-inch slices and toss with cornstarch. Gently shake off any excess.

Place 1 tablespoon at a time of oil in a pan or wok and heat over medium-high heat. Cook the beef in small batches for about 2 minutes. (It doesn't need to cook all the way through, it will cook completely when combined with the sauce).

Once all the beef has been cooked, combine with the sauce and heat over medium until hot and bubbly. Remove from heat and stir in green onions. Serve over rice and enjoy!



Use flank steak or your favorite cut of beef to make Mongolian Beef.

Condor Cafe Open for Dining & Take Out

The Condor Café in-house dining has resumed with restrictions in place to ensure the safety of staff and customers. For all meals, masks are required for the safety of our staff. Staff will be gloved and wearing masks for your safety. Gloves will be changed frequently, with hand washing before new gloves are put on. You may remove your mask to eat and drink.

Seating is limited due to COVID-19 and social distancing is enforced. If you have a party of more than four people, please call 242-2233 for reservations. If no seats are available in the Condor Café or on the patio, please leave your cell phone number and wait in your car and you will be called when seating is available.

Breakfast and Lunch

Patio seating is for the Condor Café only. Please let a server know you are sitting outside so your order can be taken. For our members who like to sit outside but who are not ordering food, please use the steps on the north side of the Pro Shop for seating to visit on the upper deck.

Dinner Service in the Condor Lounge and Condor Room

Seating is spread out for social distancing. We have two-tops and four-tops available without reservations.

There will be no seating at the bar, and drinks must be ordered on the same ticket

as the meal. There will be no service at the bar, so please do not go to the bar to order a drink, as you will not be served. There is no lounge entertainment, no loitering at tables after your meal is completed and no table hopping to visit others. We want everyone to sit back, enjoy being waited on and enjoy your meal. All tables and chairs will be re-sanitized after each use before the next people are seated.

There will not be any condiments, salt, pepper, sugar or jellies placed on tables. They must be requested. Takeout containers must be filled by customers and are available only upon request.

All of the above is COVID-19 INDUSTRY GUIDANCE: Dine-In Restaurants. This is from the California Department of Public Health and State of California, Cal OSHA.

Delivery is still available for those who need it. We will knock on the door and place the food on the porch and leave the food to protect our staff and members/guests. There will be a \$2.00 delivery charge. You can pay by credit card on the phone when you order your food.

Take-out is also still strongly encouraged. Take-out menus are available for viewing on the PMCPOA website on the "Clubhouse" and "Condor Cafe" tabs. The menus change weekly, with new and fresh offerings available for your enjoyment.

Please call 661-242-2233 to place your order and pay with a credit card, then come on over and park in front of the Business Office and call the cafe again to let them know you are here and they will run the food out to you.

Condor Cafe Hours

Breakfast and Lunch

8 am to 2 pm

Wednesday thru Sunday

Dinner

Thursday (Special)

4 to 7:30 pm

Fridays and Saturdays

4 to 8 pm

Masks are required

No mask, no service

661-242-2233

A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com

We are entering a new year with a new board of directors – even though the names and faces will look familiar as Directors Peggy Hoyt-Voelker and Phyllis Throckmorton were re-elected and Sandy Browne rejoins the board. We appreciate the participation from the members in this election, as well as the approval of all the bylaw amendments, even though 10.02 failed to achieve the 2/3 membership vote.



I would like to thank all of the directors for their contributions this past year – and I would like to thank each of you who worked as staff or volunteered as members to make positive contributions or provide valuable input to help keep this association operating the best we could – despite one of the biggest challenges we have

probably faced as an association – and that would be the coronavirus.

I know the restrictions, mandates, guidelines, rules and recommendations during the pandemic continue and have been trying but necessary – and we appreciate the willingness of the members and staff to do their part to keep others safe. I know it has not been easy. I know it's been difficult. We have been re-opening cautiously as we are able to do so, keeping the health of the people in this community as our top priority. I think our general manager has done an outstanding job addressing the issues and troubleshooting the problems. We are extremely fortunate to have Karin Shulman working for us for one more year before she retires.

This year completes my second year on the Board of Directors and my first year as the chairman. I've learned a lot.

I've spent a lot of my waking hours – and hours I should have been sleeping – thinking about and directly dealing with association issues – more than I anticipated – and I have no regrets.

I realize the complexities of this association, and I've experienced firsthand the challenges of leadership, communications and accountability within a small community association like ours. Despite some negativity, I truly appreciate all of the positive comments and support given to me by members this past year in person, by email and by phone. I've said it often that my job as a director and chairman is to do the best I can on behalf of members and do the right thing on behalf of the association.

I was re-elected on June 20 to serve another term as your chairman. I look forward to this coming year because I think it will be a good one.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of June 20, 2020. Complete minutes are available at the business office or online at www.pinemountainclub.net after their approval at the next board meeting. In the regular open meeting, Chairman Bill Lewis II called the meeting to order at 10:10 a.m. Nine directors attended: Cam Acosta, Steve Burkett, Philip Gabriel, Tony Harmon, Peggy Hoyt-Voelker, Bill Lewis II, Dianne Pennington, Bryan Skelly and Phyllis Throckmorton. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

The board acknowledged receipt of the committee minutes.

There were zero (0) committee applications for approval.

There were two (2) Environmental Control Committee project recommendations and one (1) cottage industry permit recommendation.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton

that the agenda for the Board of Directors meeting of June 20, 2020 be adopted. **MOTION carried.**

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve the draft minutes of the Board of Directors' Regular Board meeting of May 16, 2020. **MOTION carried.**

Chair Bill Lewis II presented the Chair's report.

General Manager Karin Shulman presented the General Manager's report.

Director Cam Acosta presented the Treasurer's report.

MOTION by Director Acosta, **SECOND** by Director Burkett to ratify the Association's May 2020 financials in accordance with Civil Code §5500 and §5501. **MOTION carried.**

MOTION by Director Throckmorton, **SECOND** by Director Hoyt-Voelker to accept the Environmental Control Committee recommendation and deny one (1) Environmental Control Committee project. **MOTION carried.**

BOARD ACTION ITEMS:

OLD BUSINESS:

WITHDRAWN - RESOLUTION #03-04-18-2020, the report regarding snow berm mitigation from the Snow Removal Task Force and approve the recommendations in the attached power point presentation titled "PMCPA Snow Removal TF."

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve Business Policy H-10A (Alternative Dispute Resolution as Prerequisite to Civil Action). **MOTION carried.**

NEW BUSINESS:

MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker to approve **RESOLUTION #01-06-20-2020**, three snowplow kits not to exceed (NTE) \$37,000 from the Reserve Study. **MOTION carried.**

MOTION by Director Harmon, **SECOND** by Director Burkett to approve **RESOLUTION #02-06-20-2020**, the

'MEETING' Continued on page 14

Treasurer's Report

Pine Mountain Club POA, Inc.
Treasurer's Report
As of May 31, 2020

| | Actual | Budget | Over (Under) Variance |
|---|------------------|------------------|--------------------------|
| Revenue | | | |
| Current Year Assessment Revenue | 4,247,611 | 4,251,469 | (3,858) |
| Operations/Maintenance | 219,379 | 166,645 | 52,734 |
| Social Activity | 551,068 | 543,630 | 7,438 |
| Interest Income (Operating) | 30,240 | 28,619 | 1,621 |
| Total Revenue | 5,048,298 | 4,990,363 | 57,935 |
| Operating Expenses | | | |
| Operations/Maintenance | 3,357,538 | 3,767,815 | (410,277) |
| Social Activity | 905,047 | 1,014,920 | (109,873) |
| Operating Projects | 18,587 | 0 | 18,587 |
| Designated Fund Projects | 119,598 | 0 | 119,598 |
| Reserve Contribution | 326,333 | 326,333 | 0 |
| Total Operating Expenses | 4,727,103 | 5,109,068 | (381,966) |
| Net Operating Revenue Over Expense | 321,195 | (118,705) | 439,901 |

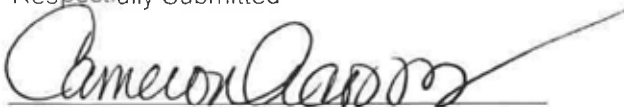
| | | | |
|---------------------------------|------------------|------------------|------------------|
| Payroll Summary | | | |
| Payroll Wages | 1,849,617 | 2,007,349 | (157,732) |
| Payroll Benefits | 351,893 | 389,085 | (37,192) |
| Taxes and Worker's Compensation | 268,840 | 313,168 | (44,328) |
| Total Payroll Expense | 2,470,350 | 2,709,602 | (239,252) |

| | Assessment Billed | Assessment Collected | Assessment Receivable | % of Assessment |
|------------------------------------|----------------------|-------------------------|--------------------------|--------------------|
| 18/19 Assessment Collection Update | 4,231,452 | 4,228,524 | 2,928 | 0.07% |
| 19/20 Assessment Collection Update | 4,631,550 | 4,561,541 | 70,009 | 1.51% |
| 20/21 Assessment Collection Update | 4,628,342 | 791,601 | 3,836,741 | 82.90% |

| | | | |
|----------------------------|--|--|------------------------|
| Reserve Fund Update | | | |
| | Fiscal Year Start Balance July 1, 2019 | Plus: YTD Interest and Contributions | Less: YTD Purchases |
| | 2,579,463 | 856,591 | (202,124) |
| | | | 3,233,930 |

| | |
|-----------------------------|-----------|
| Operating Fund Cash Balance | 2,207,046 |
| Reserve Fund Cash Balance | 3,263,596 |

Respectfully Submitted



Cameron Acosta / Treasurer
 June 20, 2020

----- General Manager's Update -----

Karin Shulman

The June Board meeting and Annual Members' Meeting and election were conducted via three separate Zoom meetings. The day began at 10 a.m. with the Regular Open Board Meeting, and at 1 p.m., the Annual Member Meeting was held on Zoom by invitation of The Inspector of Elections. Once that meeting was adjourned, the last Zoom meeting was to finish the Open Board Meeting, welcome the new directors and swear them in. Once adjourned, we immediately opened the Organizational Meeting to vote on Board Officers, and that concluded the day.

In other news, the grading is complete, and construction has begun on the new pool and restrooms. We hope to have the north side of the building started soon so we can get the ADA ramp up and the road in for access to the Pro Shop and Condor Café. If anyone has problems maneuvering the steps in the Lobby to get to the Condor Café, please call the office or Patrol, park in the parking lot and you will be shuttled to the café via a golf cart. We will take you in by the tennis courts and hole #9, and take you back to your car when you are ready to leave.

The lounge opened last month. The hours are Wednesday and Thursday 4-8 p.m., Friday 4-9 p.m., Saturday until 10 p.m. and Sunday 12-6 p.m. The bar is closed Monday and Tuesday. There is no sitting at the bar allowed, and social dis-

tancing is in effect. Masks must be worn in and out of the Clubhouse. No masks, no service. Masks may be removed to eat and drink only. The Condor Café is open Wednesday thru Sunday from 8 -2 p.m. for breakfast and lunch. We also have outdoor seating on the patio. Just let a server know you are here. The lounge is open for dinner Thursday thru Saturday starting at 4 p.m. with outdoor seating on the upper deck.

The golf course has started renting out golf carts and the Pro Shop is now open for merchandise sales. Masks must be worn in the Pro Shop. Golf carts are for single use only, or two can ride from the same household. The tennis courts are open every day after 3 p.m. Monday thru Friday and all day Saturday and Sunday. Tennis players must sign a COVID waiver, so please come to the office when it is open to sign the waiver.

A member recently told me that I was managing by fear. This is not true. I am

not fearful for myself, but for my staff, my family and our community. We have done very well in the community with only three COVID-19 cases, all recovered in the 93222 zip code, and 93225 zip code has six cases with four recovered. Remember 93225 goes to Frazier Park. The majority of our community members have followed the governor and CDC rules, and our community has done very well. We will continue to do well. Those of us who are wearing masks, which the state now mandates, will do so to keep those around us safe. Hopefully, everyone will be respectful of the mandate from the governor to wear masks to keep those around them safe.

The first weekend of August, we will have a community-wide garage sale from the safety of your own homes. Please call the front office and sign up. We will put the addresses out so the community can go from garage sale to garage sale. It should be fun.

Please help us to save trees and keep our costs down substantially by allowing us to email all of your member notices and your monthly Condor to your email address. Simply email me at gm@pmcpoa.com and we will add your email address to your member account.

Thank you, Karin Shulman, GM

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A Reminder: There are no trash bags, lumber or other non-green-waste materials allowed at the Green Waste Site. Please empty your trash bags and take them back with you or bring them to the Transfer Site for disposal. Bags and other trash get buried under the green waste, and as a result, it gets ground up in the slash and can damage the machine. Your cooperation with ONLY dropping off green waste would be greatly appreciated.

Want to Talk With the Board Chairman?

If members would like to speak with the PMCPOA Board of Directors Chairman, there is a way to do so.

To book some one-on-one time with Board Chairman Bill Lewis II once the COVID-19 restrictions are lifted, contact the front desk and schedule an appointment. Visits will be booked in 15-minute increments.

Please call the Business Office to schedule an appointment. You may also send inquiries or comments via email to pmcboard@pmcpoa.com.

When sending emails, please put "Attention: Chairman Lewis" in the subject line.

Kern Transit News

With the COVID-19 outbreak, the fixed-route bus that served PMC on Tuesdays and Saturdays was temporarily suspended. It was replaced by Dial-a-Ride service from the clubhouse bus shelter to any place in the Mountain Communities, but only on Tuesdays and Saturdays.

Now that the Tejon Outlets have reopened, you can also use Dial-a-Ride to go as far as the Outlets. To receive a Dial-a-Ride, call a day or more in advance and speak to a dispatcher at (800) 323-2396. Decisions about any further changes should be reached sometime in early August.

Reminder:

Please drive slowly up and down our streets – our furry friends depend on you to keep them safe as they move around the mountain looking for food. Thank you!

Please Note:
The only OFFICIAL PMCPOA Facebook page can be accessed at:
<https://www.facebook.com/Pine-Mountain-Club-Property-Owners-Association>
-483903745518764/

The editorial and advertising deadline for the August 2020 Condor is Monday, July 13, 2020.
Content can be submitted to the editor at rwilde@pmcpoa.com or mailed to the PMCPOA Business Office.

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Otherwise, \$6 per line per month. No refunds. The fee includes the name of your business and phone number. PMCPOA does not guarantee the accuracy of the information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.

COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on the members'-only side of the PMC website at www.pinemountainclub.net.

Thank you for your submissions to the Complaints, Concerns and Compliments Box. It takes a village to run a village, and your care and concern help keep PMC the wonderful place we love.

Look for responses in the Condor. Please be sure to include your contact information. While your name will not be published or posted, we don't respond to anonymous submissions.

If you have a concern that involves maintenance, sanitation or safety issues, or is of a confidential nature, please contact the Business Office immediately at 661-242-3788. Thank you!

COMPLIMENT

• I'd like to commend Mike and staff for our two most delicious barbeque tri tip dinners on Father's Day this year! Food has always been good there, but this dinner was over-the-top most delicious and flavorful! Please keep up our delicious barbeque lunches and dinners, as they are fabulous! Thank you so very much for your delivery option, as with my darn broken foot, I'm homebound! Thank you to the wonderful staff who works so hard for us all every day!

Response: Thank you for the wonder-

ful compliment. We passed it along to Mike and the staff.

COMPLAINT

• Please set up your email list so we can choose what emails we get. In order to get the emails we want, we have to put up with the spam. I am tired of the GM telling me to wash my hands; she is not my mom. I don't want the menu from the Cafe, no matter how great I will not go there. I do want the notice of Board meetings and their agendas. It is simple to set it up so members can pick and choose what notices they get. Oh, don't forget to wash your hands.

Response: Thank you for your comments. We will be happy to remove you

from the email blast list. You will continue to receive the Notices and Agendas per your request.

CONCERN

• Some time ago, there was talk of AT&T building a cell tower locally to serve PMC. What is the current status of that?

Response: AT&T pulled the project. We wanted two sites: One was to co-locate on the existing tower and the other was to put up a tower over by the RV lot. AT&T wanted four separate towers, which the majority of the community did not want when we were having the AT&T Community Town Halls.

A Reminder to Conserve Water

A reminder that according to the water company, PMC is in a "severely restricted" water supply condition. Please conserve whenever possible, including the following:

- * Use of water for washing personal property such as vehicles, boats, buildings, decks or for construction cleanup or dust control (or similar uses) is prohibited.

Use of a bucket for washing is permitted, subject to non-wasteful applications.

* Use of water to clean community streets, parking lots and similar community uses is prohibited except to protect the public health and safety as determined by Mil Potrero Mutual Water Company. When approved by the water company, such uses may be accomplished solely by PMPOA or its contractor.

* Water runoff is prohibited.

* Restaurants may serve drinking water only in response to a specific request by a customer.

* Outdoor Irrigation is prohibited between the hours of 10 a.m. and 6 p.m. from the first Sunday in May until the first Sunday in November. Irrigation of private and public landscaping, turf areas and gardens is permitted at even-numbered addresses on Wednesdays and Sundays and odd-numbered addresses on Tuesdays and Saturdays. All shareholders are directed to use no more water than necessary to maintain landscaping.

* Allowing a leak of .25 gpm or greater to continue more than two weeks after knowledge of the leak is prohibited. A leak of .50 gpm or greater may result in immediate shut off by MPMWC until leak is repaired.

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The Archery Range is Now Open!

To use the Archery Range, you must be an Archery Club member and wear your membership tag at all times. No exceptions. If you do not have your Archery tag, you will be asked to leave the range

The Archery Range has been rebuilt by Board Director Bryan Skelly and George Tolbert. There are now new commercial targets at distances of 15 yards, 20 yards, 30 yards and 40 yards. The target enclosures are locked. You need to call the office for the combination for the locks if you do not already have it. Please, do not share the combination number with anyone not included in your archery membership. Only paid Archery Club members will get the combination to the locks.

On the back of the target enclosure stands, you will find a bracket to hook the lock around to keep the wind from closing the enclosure doors while shooting.



Archery Restrictions:

- Archers must be members of the Archery Club.
- Face coverings (masks) will be worn if other archers (not in the same household) are using the range.
- Archery equipment cannot be shared between archers (unless they live in the same household).
- One archer per target – unless the other archer(s) shooting live in the same household.
- It is recommended that only every second target be used to help maintain social distancing of 6 feet.
- No tournaments or competitions at this time.

The playground at Lampkin Park remains closed until the Governor of California opens playgrounds. But, Fern's Lake and Catch & Release Fishing are now open!

**Rec Room
Closed Until
COVID-19
Restrictions
are lifted**

• Appropriate cleaning and sanitation supplies should be provided by archers using the range, including: disinfectant (germicide), hand sanitizer (≥60% alcohol), specialty cleaners, paper towels and disinfectant wipes for example.

• All high-touch surfaces (like targets, locks) and equipment should be cleaned with germicidal (i.e. anti-fungal, anti-bacterial and anti-viral) cleaner to prevent the growth of microbes which can increase the spread of disease.

• Archers at a higher risk (those aged over 65 and/or those with medical conditions or compromised immune systems) are encouraged to remain at home whenever possible.

Condor Lounge Now Open

**Weds-Thurs: 4-8pm
Fridays: 4-9pm
Saturdays: 2-10pm
Sundays: 1-6pm**

Masks are required in the Clubhouse. You may remove masks to eat and drink. At all other times, including leaving the clubhouse, masks must be worn. No mask, no service. Social distancing is in effect.

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PMCPOA Office Hours (Phone Calls Only)

**8am-5pm Mon-Fri
8am-3pm Sat**

**(Closed for lunch from
12-1 p.m.)**

PMCPOA Offices Remain Closed for Live Visits

The PMCPOA business office remains closed due to the COVID-19 situation. We are here to answer phones during normal business hours. Assessments, RV and Equestrian fees can be mailed in or called in. The lobby is open to pass through to the cafe or lounge.



**JOIN US SATURDAY AND SUNDAY AUGUST 1ST AND 2ND 9AM-3PM
FOR OUR PMC COMMUNITY GARAGE / YARD SALE!**

***ALL ARE WELCOME TO PARTICIPATE
FROM THE COMFORT OF YOUR OWN HOME.***

**CALL OR STOP BY THE BUSINESS OFFICE TO PUT YOUR ADDRESS ON
THE LIST AND PICK UP PERMIT.**

THE CUTOFF DATE TO SIGNUP IS MONDAY JULY 27TH.

PMC BUSINESS OFFICE:

(661) 242-3788

'COMMITTEES' Cont. from page 1

Planning

The purpose of the Planning Committee is to advise the Board by updating the Strategic Plan and the Facilities Master Plan, as well as conduct membership surveys on a broad variety of topics concerning the health and status of the Pine Mountain Club Property Association for input into future planning and direction recommendations to the Board.

Recreation

Want to have more activities? Sign up for Recreation Committee. The purpose of the Recreation Committee is to serve as an advisory committee to the Board of Directors for a broad range of recreation events offered by PMCPOA for its members.

Budget & Finance

Do you have financial and budgeting experience? The Budget and Finance Committee is for you. The committee's role is to advise the Board of Directors on all material aspects of the corporation's financial reporting, control and audit functions, except those specifically related to the responsibilities of another standing committee of the Board.

The Finance Committee's role includes a particular focus on the qualitative aspects of financial reporting to members and on corporate processes for the management of business/financial risk and for compliance with significant applicable legal, ethical and regulatory requirements. The role also includes coordination with other Board committees and maintenance of strong, positive working relationships with management, auditors and other committee advisors.

Communications

The Communications Committee's purpose is to contribute to the communications of PMCPOA to implement, uphold and fine-tune systems for conveying information to members. They also are responsible for hosting the annual Meet n' Greet for new members.

Emergency Preparedness/ CERT

Do you know what to do if PMCPOA had an earthquake, fire, or any other type of disaster or emergency? Would you want to help people? Then the Emergency Preparedness/CERT Committee is for you. The purpose of the Emergency Preparedness committee is to provide guidelines and direction for the community for all types of emergency preparedness through the approval of the Board of Directors.

Greens & Grounds

The Greens & Grounds Committee is committed to overseeing the management of the Pine Mountain Golf Club course and areas supported by the golf course maintenance staff. This includes but is not limited to the Golf Course, Lampkin Park, Campground, Tennis Court, Baseball Field, RV Park and the Hiking Trail System on an ongoing basis to achieve optimum maintenance, usage and physical characteristics, and specifically as it relates to the Golf Course in accordance with the definition of responsibilities for a Greens Committee as outlined in the USGA Golf Handbook.

This committee recommends action and provide input necessary for this purpose to the Board of Directors, PMC Management and where golf course play is involved, the Golf Club, the Golf Professional and/or the Golf Course Superintendent.

Equestrian Committee

No, you don't need to have a horse to be on this committee. The purpose of the Equestrian Committee is to provide access to and increase participation in equestrian activities

at all levels by ensuring a high standard of excellence, safety and enjoyment.

Environmental Control

The Environmental Control Committee's purpose is to protect and preserve the environment as defined by the Environmental Control Directives.

Please call the Business Office (242-3688) for an application. Become part of your community. We need you.

Blood Drive a Big Success, 2nd One Coming in August

The Houchin Community Blood Bank wants to thank PMCPOA and its members for the great turn out for the blood drive last month. They had 34 people register to donate, and collected 29 actual units. This could affect 87 lives! Many more wanted to donate, but they ran out of time. As a result, Houchin will be back on August 6th from 10 a.m. to 2 p.m.

If you are going to go to HCBB.COM/QUICKPASS, the form must be filled out the day of donating Blood. Thanks everyone for making this blood drive such a success!

Reminder: Please don't use Roundup or any poison on weeds in your yard. Deer and rabbits eat those.

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'ELECTION' Cont. from page 1

all of them eligible to vote. The Inspector of Elections, Kurtis Peterson, CMCA, determined that a quorum of 25 percent is 737 members, which was obtained as defined by the bylaws. A total of 818 members (27.77 percent) were represented by ballot or in person (Board members and the general manager and recording secretary conducted the meeting live at the clubhouse). Five registration envelopes were received without a signature and could not be counted toward quorum or opened and tabulated.

New this year, no members were duly suspended. This is due to SB 323, which went into effect January 2020 and changed the way voting is done in associations. Now, a member not in good standing can still vote, whereas before they had to be current on their association dues. The other change in SB 323 is that there are no longer term limits. Previously, members who served on the board for three years had to come off the board for one year before they could run again. Now, directors can run and re-run without a term limit.

Prior to adjournment for the vote count, the 2019 Annual Meeting of the Membership minutes were approved. After the vote count, the regular June Board meeting reconvened via Zoom and the winners were announced. After the announcement, the new directors were asked to join the Board and take the oath of office. The final meeting of the day was a special organizational meeting, during which the 2020-2021

Board officers were elected. The Board of officers are: Chairman, Bill Lewis II; Vice Chair, Phyllis Throckmorton; Treasurer, Cam Acosta; and Secretary, Peggy Hoyt-

Voelker. The outgoing Board member is Bryan Skelly. Phyllis Throckmorton and Peggy Hoyt-Voelker would have been outgoing, but were re-elected.

'MEETING' Continued from page 6

purchase of a Frontier Snow Push Tractor Attachment NTE \$10,000.00 from the Operating Funds. Directors Acosta, Burkett, Gabriel, Harmon, Hoyt-Voelker and Skelly approved. Director Pennington opposed. Director Throckmorton abstained. **MOTION carried.**

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve Business Policy D-10 (Records Retention). **MOTION carried.**

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve Business Policy D-11 (Member Addresses). **MOTION carried.**

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve Business Policy D-13 (Purchase Orders). **MOTION carried.**

The board sent and received 41 items of correspondence.

The next Regular Open Board Meeting will take place on July 18, 2020 at 10 a.m. in the Condor Room or on Zoom.

Meeting adjourned at 3:18 p.m.

These are highlights of the Board of Directors special open organizational meeting of June 20, 2020. Complete minutes are available at the business office or

online at www.pinemountainclub.net after their approval at the next board meeting. In the special open organizational meeting, Chair Bill Lewis II called the meeting to order at 3:20 p.m. Nine directors attended: Cam Acosta, Sandy Browne, Steve Burkett, Philip Gabriel, Tony Harmon, Peggy Hoyt-Voelker, Bill Lewis II, Dianne Pennington and Phyllis Throckmorton. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

Officers elected were Chairman Bill Lewis II, Vice Chair Phyllis Throckmorton, Treasurer Cam Acosta and Secretary Peggy Hoyt-Voelker.

The next Regular Open Board Meeting will take place on July 18, 2020 at 10 a.m. in the Condor Room or on Zoom.

Meeting adjourned at 3:28 p.m.

PMC Specialists!

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**Lot Clearing and Firewood
Tree Treatment and
Fire Code Clearance**

Reminders:

The bears are out! Please take your trash to the Transfer Site more often, and don't leave anything out that will attract them. There have been some incidents of bears breaking into houses. This is a reminder to lock your cars, as the bears can open them. Also keep your garages closed.

Firewood

Firewood should be stacked neatly, with as few voids as possible, at least 10 feet from the structure, and should have surface fuels removed (pine needles, etc.), at least 3 feet around. Earth-tone tarps are acceptable if securely fastened.

Transfer Site

Hours:

8:30am - 5pm Daily
8:30am - 7pm Thurs

Do We Have Your Contact Information?

Does PMCPOA have your current phone number? This is important so that the Association can contact you if there is ever an urgent issue at your PMC home.

Please fill out and return the Information Update form you received with your assessment package, or call the office and give the receptionist your contact information.

Thank you for your cooperation on this matter.

COMMITTEE MEETINGS

Some committees are beginning to meet live again, while others are still on Zoom or are dark. Please check with each individual committee for details about the meetings.

Thursday, July 2 (First Thursday)

DARK Recreation Lounge

Friday, July 3 (First Friday)

9 am **Greens and Grounds** Driving Range
2 pm **Environmental Control** Condor Room

Saturday, July 4 (First Saturday)

DARK **Governing Documents**
1:00 pm **Planning** Pool Pavilion

Tuesday, July 7 (First Tuesday)

DARK **Equestrian** Pool Pavilion/Equestrian Center

Saturday, July 11 (Second Saturday)

DARK **Emergency Preparedness** Condor Room
DARK **Communications** Pool Pavilion
DARK **CERT** Condor Room

Wednesday, July 15 (Wednesday Before Board Mtg)

5:00 pm **Budget & Finance** Pool Pavilion

Saturday, July 18 (Third Saturday)

10:00 am **PMCPOA Board of Directors Mtg.** ZOOM

Want to Be on Email Blast List?

PMCPOA has an effective email blast system that is used to provide information in the quickest way possible.

While many members are already receiving these emails, many are not yet on the list. This established system is being used to enhance the timely distribution of information to the membership. However, the system is only effective if the Business Office has your email address. The list is growing, but the staff needs to have as many of the members provide email addresses as possible to maximize effectiveness.

Please stop by the office and sign up, or email your request to the office at receipt@pmcpoa.com. It will be worth your while to do so.

Reminder from PMC Patrol Regarding Wildlife

PMCPOA property, members' properties and Los Padres National Forest are subject to California Code of Regulations 14, and California Fish & Wildlife regulations as they may be amended from time to time regarding the harassment of wildlife.

Rule 7:03: The feeding of bears, mountain lions, bobcats, raccoons, foxes and/or coyotes is strictly prohibited on any lot or other portion of the Pine Mountain development (this includes allowing access to trash). This prohibition will be strictly enforced.