



**PINELOCH SUN
BOARD MEETING MINUTES
September 18, 2021**

The Annual 2021 meeting of the PineLoch Sun Board of Directors was called to order 10:00 AM September 18, 2021. The board was at the clubhouse with a few members in attendance and was also held via ZOOM. Vice President Dave Aldrich was presided the over meeting.

[A copy of the Zoom meeting can be found on the PLS website under “Documents, Board Meetings, 2021, September”.](#)

Roll Call:

<u>Board Member</u>	<u>Present</u>	<u>Clubhouse</u>
Mark Selin- President	Excused	Excused
Dave Aldrich - V-President	X	X
Bob Pirog - Secretary	X	X
Bonnie Steinlein - Treasurer	X	X
Ken Dorn	X	X
Robb Lowy	X	X
Celestina Murphy	X	X

PLS Board Roll Call – Bob

1. The Sept 18th Board Meeting was called to order at 10:00 AM.
2. Roll call was taken, all members present except for Mark Selin (Excused).
3. July meeting minutes approved, Dave moved to accept and Robb second the motion to approve the July minutes, those in attendance approved the July minutes.



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Kick-Off Annual Meeting – Dave

1. Dave kicked off the September 18th Annual membership meeting at 10:01AM. He reviewed the agenda for today's meeting.
2. Board introduced themselves to membership.
3. Dave reviewed the PLS Board Guiding Principles.
4. Dave read Mark Selin personal message.

COMMITTEE REPORTS:

Treasurer – Bonnie

1. Bonnie reviewed Sept 2021 "at a glance" treasurer report, no major issues.
2. PLS Treasury Report reflects a healthy status of PLS. Spending on track.
3. Replaced stove in Rental house, this was an unexpected expense.
4. Question from previous meeting to explain "Other". Bonnie provided.
5. Bonnie explained Accounts Receivable Aging on Budget report.
6. Budget will be posted to website.

Technology – Dave

1. At members suggestion, PLS will restructure our Wi-Fi at the lodge for a better user experience.
2. We installed a telemetry system that gives us data on what is happening and will alert us when a component of the supply system has failed or is underperforming.

Water – Robb

1. Water Losses – Water Utilizations Efficiency Report is on file in the PLS office.
2. New Well Pump – Beyond the new well pump, there has been no required maintenance performed outside the normal maintenance.
3. Engineering Study – In-progress. Will transition to new board member for ownership.
4. Thank You – Thank you to the board and membership. I will continue to support the water storage project.

Road & Maintenance – Ken

ROADS:

1. As the fire danger subsides, we will remove brush from road easements.
2. Continue to improve ditches and drainages throughout the development.
3. If we can get the product, we plan to apply reclaimed asphalt next spring.
4. Identify, prioritize, and remove dead and other trees that poses potential hazards.



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MAINTENANCE:

1. Over the summer, installed safety railings in the pool area.
2. In preparation for the winter, we've started maintenance on equipment used to manage ice and snow removal/grooming.
3. We're researching upgrades to the Lodge's heating system to improve efficiency and lower costs.
4. Pool systems ran great this year. We experienced issues with silt in the pool blown in from the beach. We're researching upgrades to improve our cleaning system and give us the ability to easily vacuum out fine particles.

Tom Write Road - Update

1. The adjacent landowner has agreed in principle to a seasonal use road easement for the construction of a UTV (side-by-side ATV) bypass.
2. By-pass to be constructed by PLS staff and will be completed prior to the first snow.
3. No material movement/change to yellow gate/post placement.

Tom Write Road – Next Steps

1. Finalized construction conceptual design.
2. Obtain endorsed easement agreement.
3. Record on landowner title.
4. Construct by-pass including:
 - Protective barrier for electrical service
 - PLS sign relocation

Road & Maintenance: Research In-Progress

Security Gate Estimate

- Pine Loch Sun Road entrance gate. (Initial estimate - \$32,697.96)
- Tom Write Road entrance gate. (Initial estimate \$22,334.15)
- Thunder Road entrance gate. (Initial estimate \$ 24,750.79)

Next Steps:

1. Considerations for the Board & PLS community
2. Gate Design
3. Gate Access choices: Keypad, RFID, Other?



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Road Erosion Control Systems:

- Mitigate wear and tear to PLS road transition areas (Tom Write Road, Highland Loop, and Pineloch Sun Drive etc.
- Improve traction

Forestry Mulcher attachment for PLS Skid Steer or Backhoe

New Heating/Air Conditioning system for Pineloch Sun Lodge

Architecture Year -To-Date – Bob

1. Thirteen (13) tree removals requests were approved
2. Six (6) building permits, all requests were approved.
3. Tree removal forms are available on the PLS website.

Firewise – Jeremy

1. We've logged 1,176,5 hours YTD.
2. Our community worked 195 days to log these hours and 61 lot owners contributed to this success.
3. Thanksgiving is the peak day for household fires – careful with those deep-fried turkeys (Christmas & Easter are a close 2nd & 3rd)
4. Washington State has 143 Firewise communities – 4th in the nation
5. The leading causes of wildfires are man-made, such as arson or plain carelessness – like smoking in forested areas nor improperly extinguishing campfires – by individuals is the biggest cause of wildfires in the US.
6. Forest fires move faster uphill than downhill. The steeper the slope the faster the fire travels. If you live on a hill which we all do, this adds to our need to ensure we are doing our part.

Firewise Call-to-Action – Goal is 2,000 hours and 100 lot owners

1. Fall means its time to start cleaning up the dry summers brush. When Little Arizona opens, please remember no stumps, construction debris or trash is allowed. General rule: if you can lift it, we can burn it.
2. Fall Roving Chipper Program – more information coming soon.
3. We're finalizing attachment priorities for the skid steer to aid in Firewise activities.
4. Firewise Asks: Please remove debris and create a barrier around your house. If your neighbor needs help, please volunteer to help. Remember to log your hours.



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Communication – Celeste

Communicate and reach out to our members through Treetop Times, PLS website and Facebook. Links to Treetop Times on website.

1. **Facebook Page** - PLS Private Member Group has ~ 375 members. This is best way to get quick information and reach out to the community.
2. **PLS Website** – You can find “What Happening” and “What’s New” on the homepage of pinelochsun.org along with links to the live cam, meeting minutes and other helpful items.
3. **Mailed Letters** – We also send out physical letters when we must ensure every member receives the information like the annual Treasury Report and Parking Passes.
4. **Treetop Times eNewsletter** - We send out our eNewsletter whenever we have important information and fun facts to get out to our members.
5. **Adding Firewise Info** – Adding Firewise info.
6. **New Board of Director Emails** – If you need to reach the Board directly, email us at [“PinelochBOD@gmail.com”](mailto:PinelochBOD@gmail.com)
7. **Facebook Page** – Based upon recent activity and comments were considering changing the format of the Facebook page to a moderated page due to negative tones. Were trying to be positive.
8. Renters’ rules are a hot topic. They can be found on the PLS website.
9. Rules put in place to protect homeowners. Rules should be posted in your cabin. Also be incorporated into the rental agreements. In addition, please provide to VRBO and listing companies.
10. Process improvements – New member welcome guide on website.

Budget Member Questions

1. Members had general budget questions; however the meeting is not to review the budget, the meeting is to vote on budget. Budget was sent out to membership 30-45 days prior to vote, this is when questions should be asked for clarification not the day of the vote.
2. Question to reformat the budget for ease of understanding. Bonnie to talk with accounting firm regarding the formatting.



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Annual Voting

2022 Budget – **APPROVED (Votes 76-1)**

Board Members up for Re-Election

Mark Selin (1 year term) – **RE-ELECTED (Votes 75-2)**

Bonnie Steinlein (3 Year term) – **RE-ELECTED (Votes 74-3)**

Ken Dorn (3 Year term) – **RE-ELECTED (Votes 76-1)**

Celestine Murphy (3 Year term) – **RE-ELECTED (Votes 77-0)**

Per the PLS by-laws, Robb Lowey resigned from the board, the board voted to “appointment” Jeremy Baker to fill (Finish) Robb’s remaining two (2) years. The vote was 5-1 to **appoint** Jeremy Baker to the board. (Mark Selin was absent).

Follow-up Questions/Comment.

1. Member wanted to acknowledge the work Loren and Sam are doing. Please stop and tell them.
2. Member’s concern regarding Jersey barriers placed at their entrance, Dave promised reply by end of year.
3. Inquire regarding insurance for Loren and Sam. Board to investigate this issue.

Please make sure we have your email address so you can get the Treetop Times and join the Facebook group – if you have Facebook.



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The meeting was adjourned at 12:49:52 PM. All Board members in attendance approved.

The next board meeting notification will be sent out to membership with information regarding the date and time of the next meeting.

Contact information:

1. To reach the board as a whole (recommended approach) the email address is: pineloch@inlandnet.com

- **President:** Mark Selin
- **Vice President:** Dave Aldrich
- **Secretary:** Bob Pirog
- **Treasurer:** Bonnie Steinlein
- **Roads/Maint.** Ken Dorn
- **Water:** Robb Lowy
- **Communication** Celestina Murphy

Read and Approved as Printed

Mark Selin (Electronically Signed) _____

Mark Selin - President - PLS Board

Oct 28, 2021

Date

Bob Pirog (Electronically Signed) _____

Bob Pirog - Secretary - PLS Board

Oct 25, 2021

Date