



## HOA Board Meeting Notes

January 25, 2020

Board of Directors Present: Mark Selin, Dave Aldrich, Celestina Murphy, Ken Dorn, Bonnie, Robb Lowry,

Absent: Bob Pirog (Excused)

Start time: 9:11AM

End time: 11:34AM

Members in Attendance:

- Anna Aldrich, II-2-1
- Loren & Linda Orndorff, II-K-21
- Gabe Stephen, II-H-17
- Paul Freemon, III-B-13
- David Westmoreland, I-G-5

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- Mark opened the meeting asking if members had any immediate needs from the Board or if they were there to attend the meeting. All were present to attend meeting.
  - Because meetings are more spread out, Mark reviewed the Guiding Principles, standard agenda, and introduced the Board.
  - A discussion around transparency prompted a conversation around opportunities to keep our members informed. Suggestion to follow up the HOA meetings with a "highlight issue" of the Treetop Times and to post to the website.

### Treasury

- Our budget is in good shape.
- Operating accounts are healthy for Lodge and community maintenance.
- Credit card bill for Dec. was high – included \$3,400 for loader parts for the skid steer.
- Accounts receivable are at \$70K - down from previous month – which means we are collecting. This is good news.
- Treasury report was accepted as published.

### **Follow Up Items:**

- Reach out to our Accounting firm to see if we can start getting monthly statements. Loren/Bonnie.
- Notify members - via Facebook and Treetop Times – that we will be sending bills electronically going forward. We want to be more environmentally aware and reduce paper use. If a member has a registered email, they will not receive a paper bill. If you have an email on file, and want to receive a paper bill, reach out to Loren. Celeste
- Get Annual Meeting minutes officially logged. Get the minutes reconstituted, recirculate and approve. BOD



### **Technology**

- Technology running smooth.
- Dave is looking at options to embed the cameras onto pinelochsun.org website.
- Future state. Switch to Linksys router, then add an extender to get coverage in the Lodge and Loren's area.

#### Follow Up Items:

- Identify a solution for embedding camera on website. Dave

### **Firewise**

- Linda completed all the required Firewise applications – we're Firewise compliant for another year.
- Still looking for a new Firewise Coordinator.
- Our Firewise community plan is to keep reducing fuels, keep our community educated, keep doing what we're doing.
- PLS member, David, reached out to Wendy from Firewise to assess his property. She did a great job and he highly recommends her to all members.
- Little Arizona. Only for stuff you can bring down i.e. winter blow down and cleaning up your property. It's not for big dumpster runs.
- Homeowners should track hours they dedicate to their Firewise efforts. No funding available at this time but we can use the hours as a dollar figure as part of the required "funding" for us to stay firewise compliant. All Firewise funding is based on Federal and State funding level.
- Talked about hosting a Firewise community event, community-wide clean up, invite Firewise to conduct individual assessments. BOD

#### Follow Up Items:

- Review budget in April to discuss pros and cons of purchasing a Chipper. This could be a great resource for our community. Safety is our top priority. The Chipper would also fulfill our required annual financial commitment. BOD
- Encourage members to fill out the time sheet for the hours they dedicate to Firewise activities. Celeste

### **Water**

- Robb and Loren discussion options about storage in Division III necessary.
- Proposed getting an engineering study - approximately ~\$5K – to get information on options, pros and cons, etc. to review and decide on next steps.

#### Follow Up Items:

- Maintenance study was already previously approved by the Board. Approval to move forward with contacting the firm for an engineering study. Robb

### **Roads & Maintenance**



- Roads are being properly maintained and are in good shape.
- The hydraulic motor in our skid steer had to be replaced. We purchased it used so this was an unforeseen issue. We got the skid steer for a good price, so we still got a good deal, even with this repair. Cost to repair was \$3,400. Loren and Sam saved us thousands of dollars by doing the maintenance themselves.

Follow Up Items:

- N/A

### Architecture

- There were four requests for tree removal. All approved.
- Tree removal rules were originally created to stop people from clear cutting their lots and to maintain “mountainous” community.
- Request would be denied if request is for view purpose only.

Follow Up Items:

- N/A

### Communication

- Continue to connect the community through Facebook, Treetop Times email and pinelochsun.org.
- Will continue to find ways to keep community members informed. Suggested to add links to previous editions of Treetop Times.

Follow Up Items:

- Add links to previous issues of Treetop Times to pinelochsun.org. Celeste
- Update our Welcome Guide to include Rules & Regulations, helpful hints and important contacts. Celeste
- Loren will send Celeste current information to update.

### Rules & Regulations Discussion


- BOD discussed Rules & Regulations, identified specific rules to more clearly define and impose fines for violation, namely renter provisions, quiet hours, brandishing a firearm, proper disposal of trash, non-payment of dues, and signage to name a few.
- Updating the rules and applying levies has been a topic of discussion during the last few Board meetings. Board made a commitment to members to review and make recommendations.

Follow Up Items:

- Board to review Rules & Regulations, make comments/suggestions and send feedback to Mark by 2/29/20. BOD



- o Once updated, we'll identify ways to communicate updated rules to our members.  
BOD/Celeste

X  2/24/2020

Mark Selin, Board of Directors President  
PineLoch Sun Beach Club