



Pineloch Sun Quarterly HOA Meeting

April 5th, 2025



WELCOME MEMBERS



ONLINE MEETING



- ✓ Participants will hear the meeting but will be put on mute during the meeting.
- ✓ If you have a question, please put it in the chat. Questions will be grouped by topic and will be addressed during the relevant agenda topic.
- ✓ If we've moved on from a topic that you had a question/comment on, we'll try to get to it at the end of the meeting.
- ✓ Some questions may not be answered during the meeting and will require a follow up.
- ✓ Your constructive input is important to the PLS community and participation is encouraged.

SPECIAL GUEST SPEAKERS

Beau Foster
Kittitas County Fire Protection District 6

Tony Craven
Kittitas County Fire Planner





AGENDA

1

Board Roll Call

2

Old Business

3

Member requests

4

Community Reports

- Treasury
- Architecture
- Firewise
- Water
- Roads & Maintenance
- Community
- Rules & Regulations

5

Next Meeting

August 2nd @ 10AM

6

Conclusion



BOARD OF DIRECTORS

As we journey forward, we remain dedicated to serving you and working together to achieve our common goals. Your feedback and insights are invaluable, and we encourage you to share your thoughts with us. Thank you for being an integral part of our community. We look forward to another year of growth, collaboration, and success.

EMAIL US DIRECTLY AT: PINELOCHSUNBOARDOFDIRECTORS@GMAIL.COM
OR INDIVIDUALLY AT *FIRSTNAME*@PINELOCHSUN.COM
EXAMPLE; dave@pinelochsun.com



President
Mark Selin



Vice President
Ryan Weier



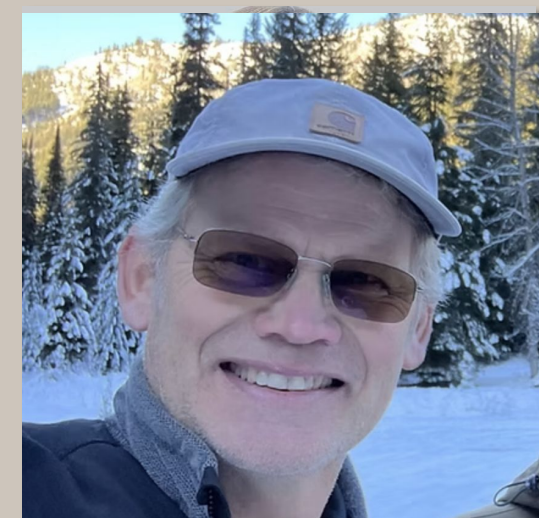
Secretary
Bob Pirog



Treasurer
Dave Matthai



Roads & Maint.
Ken Dorn



Roads & Maint.
Andrew Clarke



Firewise
Jeremy Baker



BOARD MEMBER DRAW

As previously voted on during the 2024 annual meeting, 5 current PLS Board Members will be drawing cards to determine whose term will conclude early.

To be transparent with our members, we will be drawing cards now before we began our regular meeting.



Proposal: Coming into compliance with our By-Laws

Situation: The current PLS Board position terms have evolved in a manner which effectively creates 'block turnover' and leads to HOA continuity risk. Block turnover is defined as 3 or more members with terms expiring at the same time. This continuity risk can be eliminated by existing Board members either curtailing or extending their elected terms.

Proposal: Let the members present in the lodge decide on the desired path forward. Options:

1. We ignore and continue on as we have.
2. The membership decides to have the elections as planned and the board will draw cards at their first meeting.

Process:

- Purple group draws card to see whose term is reduced by one year. Low card faces re-election next year.
- Red group draws card to see which position is up for reelection next year.

	Position 1 Division 1 or 2		Position 2 Division 1 or 2		Position 3 Division 1 or 2		Position 4 Division 1 or 2		Position 5 Division 3	Position 6 Division 3	Position 7 Member at Large
Term Length	3 years	3 years	3 years	3 years	3 years	3 years	3 years	3 years	1 year		
9/14	Dave Aldrich !!		Bob Pirog !!!	Randy Lucas					Mark Selin I		
9/15	Dave Aldrich !!	Bonnie Steinlein	Bob Pirog !!!	Randy Lucas	Ken Dorn				Randy Lucas		Acclamation Year
9/16	Dave Aldrich !!	Bonnie Steinlein	Bob Pirog !!!	Empty	Ken Dorn				Mark Selin I		
9/17	Dave Aldrich !!	Bonnie Steinlein	Bob Pirog !!!	Robb Lowy	Ken Dorn				Mark Selin I		
9/18	Dave Aldrich !!	Bonnie Steinlein	Bob Pirog !!!	Robb Lowy	Ken Dorn	Celestina Murphy	Mark Selin I				
9/19	Dave Aldrich !!	Bonnie Steinlein	Bob Pirog !!!	Robb Lowy	Ken Dorn	Celestina Murphy	Mark Selin I				
9/20	Dave Aldrich !!	Bonnie Steinlein	Bob Pirog !!!	Robb Lowy	Ken Dorn	Celestina Murphy	Mark Selin I				
9/21	Dave Aldrich !!	Bonnie Steinlein	Bob Pirog !!!	Jeremy Baker	Ken Dorn	Celestina Murphy	Mark Selin I				
9/22	Dave Aldrich !!	Bonnie Steinlein	Bob Pirog !!!	Jeremy Baker	Ken Dorn	Celestina Murphy	Christine James				
9/23	Mark Selin I	Bonnie Steinlein	Bob Pirog !!!	Jeremy Baker	Ken Dorn	Celestina Murphy	Christine James				
9/24	Mark Selin I	Bonnie Steinlein	Bob Pirog !!!	Jeremy Baker	Ken Dorn	Celestina Murphy	Christine James				
9/25											Adjusment Year
9/26											
9/27											
9/28											
9/29											
9/30											

Notes:

1. If agreed, this adjustment will place 2, 3-year terms and the at large position up for election each year and will split the division 3 positions to separate years.
2. The chart is a sample showing how it would work if Position 1 and 6 lost the draw.
3. Position 5 and 6 will draw cards, low card is up for reelection next year.

ARTICLE V. BOARD OF DIRECTORS: TERMS OF OFFICE (truncated):

5.2. Term of Office. There shall be seven (7) members on the Board of Directors. The directors shall be elected for three (3) year terms from the three divisions within Pineloch Sun. Four (4) directors shall own Lots collectively from Division I, Division II. Two (2) directors shall own Lots from Division III. The seventh director shall be elected from the membership at large regardless of Pineloch Sun Division and shall serve a one (1) year term. A staggered nomination and election schedule will be established to protect against block turnover of all Association directors and to ensure that continuity is maintained.



OUR GUIDING PRINCIPLES



Transparency

Transparency of progress regarding agreed membership priorities – water, roads and maintenance, and Firewise.



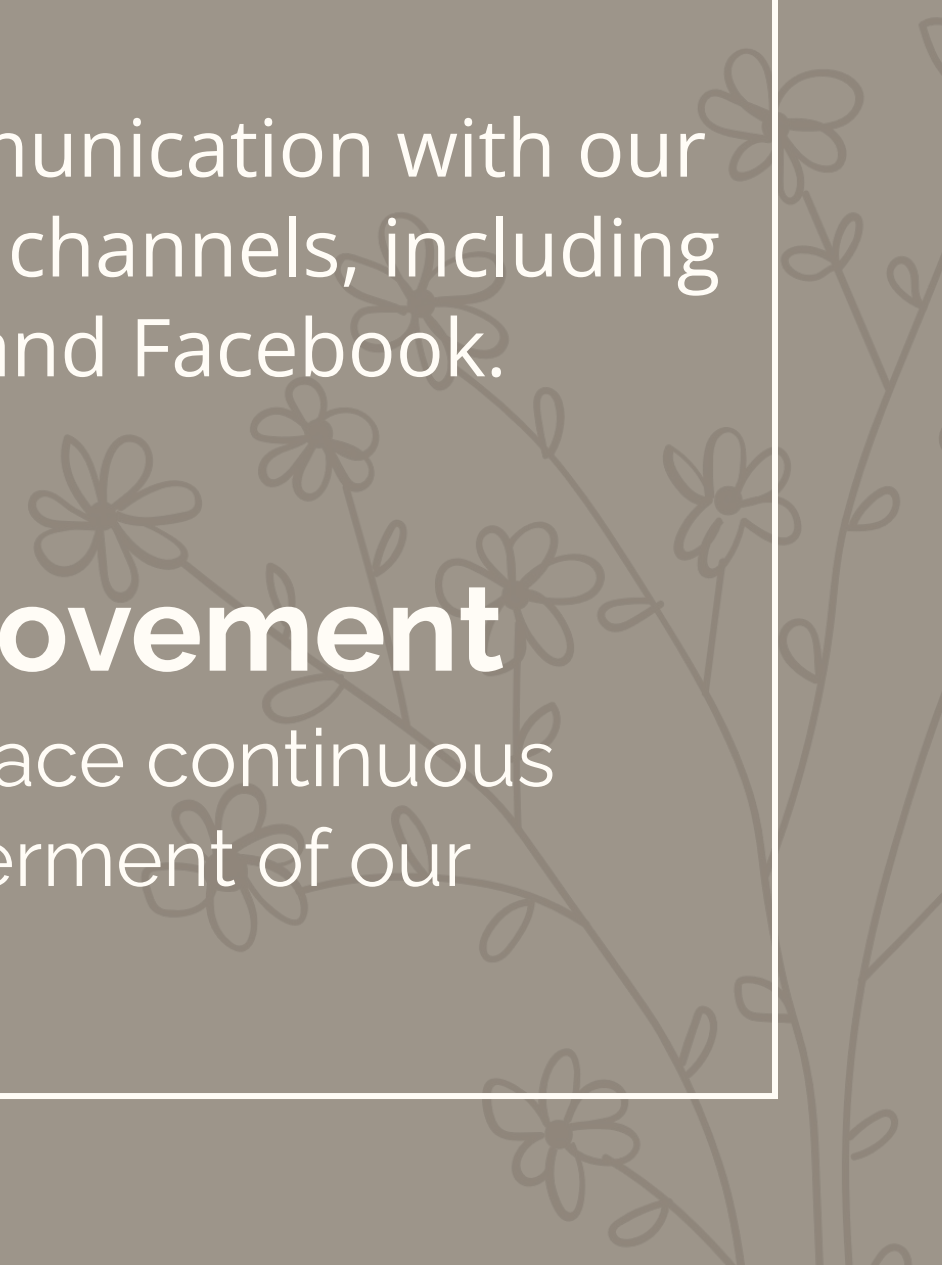
Consistency

Maintain consistent communication with our members across multiple channels, including our website, email, mail, and Facebook.



Continuous Improvement

At Pineloch Sun, we embrace continuous improvement for the betterment of our membership community.





MEMBER REQUESTS

Any quick
and easy
member
requests?

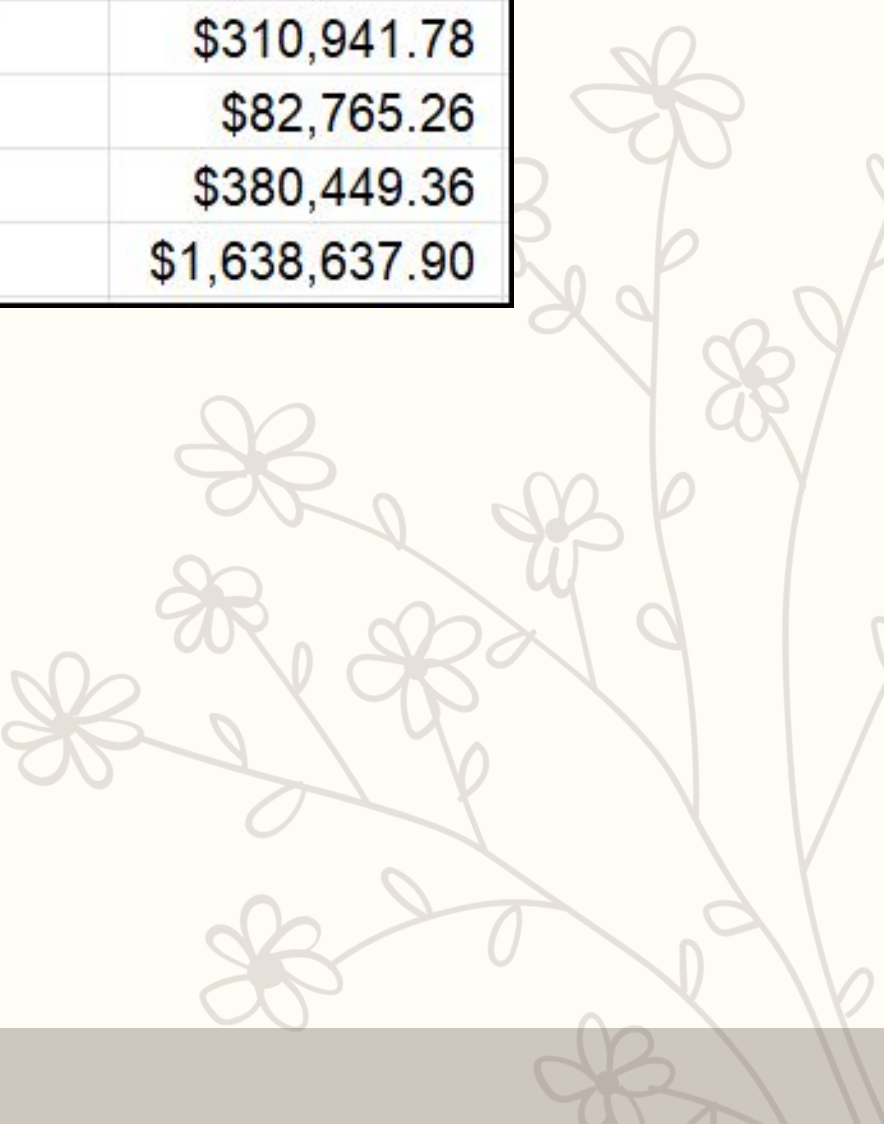


Feb 28, 2025 ‘At a glance’

Pineloch Sun Beach Club, Inc.			
Budget to Actuals			
As of February 28, 2025			
	Annual Budget	Actual YTD	Variance
Income	\$517,947.00	\$543,637.84	\$25,690.84
Expenses			
Roads	\$124,300.00	\$149,145.20	(\$24,845.20)
Water System	\$98,300.00	\$94,982.99	\$3,317.01
Lodge & Pool	\$84,300.00	\$105,873.68	(\$21,573.68)
Fire Protection	\$7,500.00	\$8,085.46	(\$585.46)
Other (see detail)	\$94,125.00	\$107,466.55	(\$13,341.55)
Total Expenses	\$408,525.00	\$465,553.88	
Capital Expenses			
Reclaimed Asphalt	\$28,200.00	\$28,859.81	(\$659.81)
Flooring/Carpet	\$8,580.00	\$6,694.81	\$1,885.19
Machinery & Equipment	\$6,100.00	\$-	\$6,100.00
Garage Doors	\$3,225.00	\$21,074.10	(\$17,849.10)
Baseboard Heaters	\$21,600.00	\$-	\$21,600.00
Chainlink Fences - Court	\$15,584.00	\$-	\$15,584.00
Snow Groomer	\$28,200.00	\$-	\$28,200.00
Rental House Furnishings	\$-	\$2,952.66	(\$2,952.66)

AR Aging Summary		
	29-Feb-24	\$82,765.26
	28-Feb-25	\$57,329.01

Balance Sheet	
Total Reserve Accounts	\$774,724.50
Water System Improvements (Savings)	\$89,757.00
Total Operating Accounts	\$310,941.78
Total Accounts Receivable	\$82,765.26
Total Fixed Assets	\$380,449.36
Total Assets	\$1,638,637.90



Other	Annual Budget	Actual YTD	Variance
8200 Shop			
8220 Repairs & Maintenance	\$500.00	\$957.20	(\$457.20)
8230 Shop Supplies	\$3,300.00	\$2,552.62	\$747.38
8250 Utilities	\$700.00	\$-	\$700.00
8300 Rental House			
8320 Repairs & Maintenance	\$200.00	\$2,826.30	(\$2,626.30)
8360 Property Taxes	\$200.00	\$-	\$200.00
8500 Equipment Expenses			
8510 Fuel	\$8,000.00	\$3,720.92	\$4,279.08
8520 Repairs & Maintenance	\$10,000.00	\$17,081.28	(\$7,081.28)
8580 Licenses	\$200.00	\$168.41	\$31.59
9000 Administration			
9090 Liability Insurance	\$27,000.00	\$29,695.65	(\$2,695.65)
9420 Bank Service Charges	\$1,700.00	\$1,824.02	(\$124.02)
9422 Bill.com Credit Card Fees for A/R	\$-	(\$880.54)	\$880.54
9430 Office Supplies/Equipment	\$2,000.00	\$5,153.95	(\$3,153.95)
9440 Postage	\$1,000.00	\$864.13	\$135.87
9450 Mileage	\$-	\$50.92	(\$50.92)
9470 Web Maintenance	\$500.00	\$1,161.62	(\$661.62)
9550 Accounting	\$17,400.00	\$26,570.94	(\$9,170.94)
9560 Legal Fees	\$5,000.00	\$1,647.00	\$3,353.00
9570 Reserve Study Expenses	\$1,225.00	\$1,295.00	(\$70.00)
9580 Operating Permits/Fees	\$2,000.00	\$2,262.39	(\$262.39)
9590 Lot Lease	\$8,000.00	\$6,890.86	\$1,109.14
9600 Board Expense	\$500.00	\$350.00	\$150.00
9610 D&O Insurance	\$3,000.00	\$2,798.00	\$202.00
9620 Member Celebration Expenses	\$1,500.00	\$10.00	\$1,490.00
9840 Interest Expense	\$100.00	\$265.68	(\$165.68)
9850 Income Taxes	\$100.00	\$-	\$100.00



ARCHITECTURE



5

Architecture Requests this Quarter

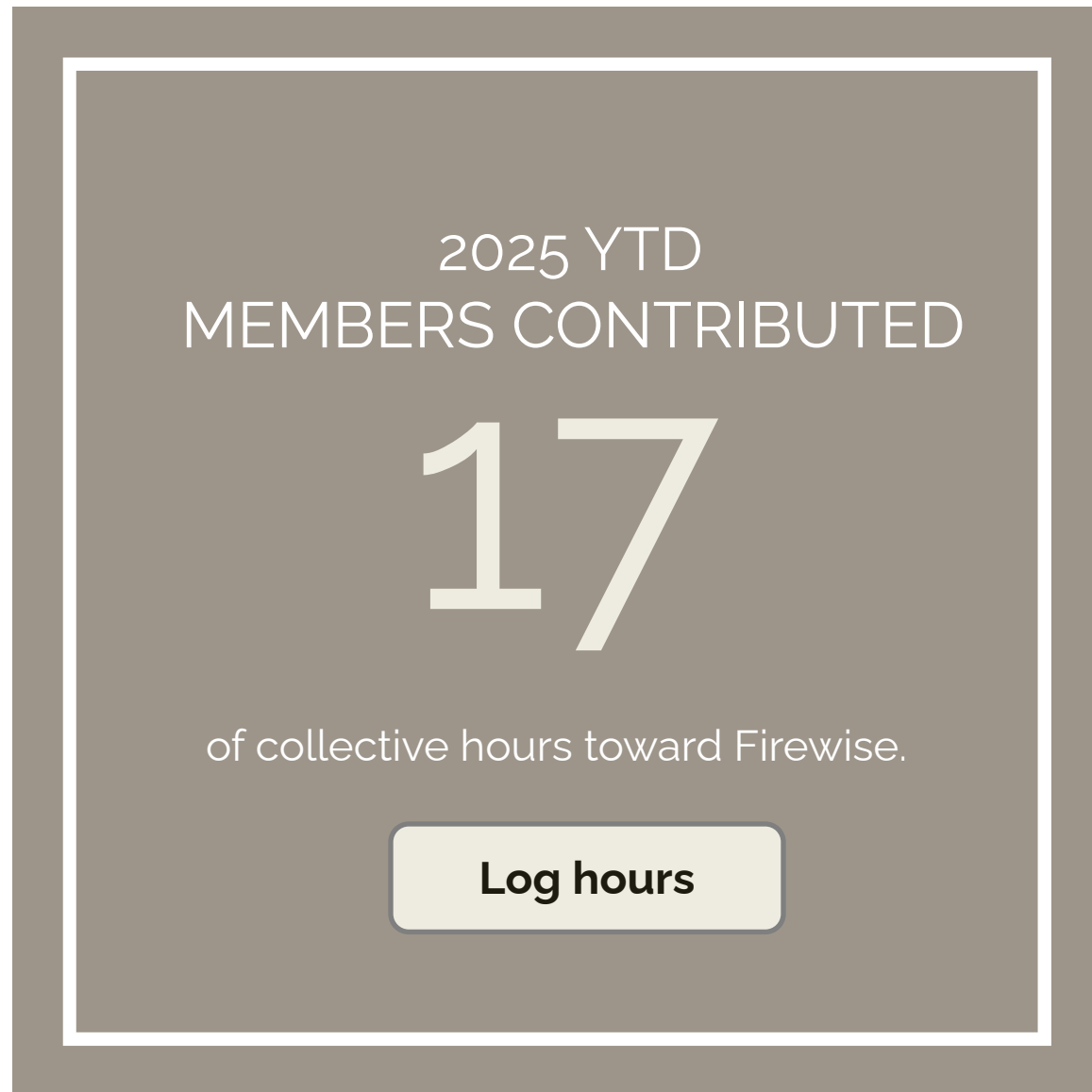
1 building
4 tree removal

Before starting any construction, structural alterations, or tree removal on your property, please complete the Architectural Review Form. You can find it on our website or receive a copy by emailing pinelochsun@outlook.com

The Architectural Planning Committee is responsible for upholding Pineloch Sun Beach Club's protective covenants and preserving our community's integrity.

You can expect a response to your request within 72 hours of submission.

FIREWISE



01 Firewise Grant

\$4000 grant awarded to Pineloch. Plan to utilize for firewise equipment. (Chainsaws, tools, portable chipper, splitter, Tree pruning, etc)

02 Firewise Tracker

Firewise tracker is live and wants to hear from you! Don't forget to log those hours!

Chipping

03 Chipping will be the first Tuesday after Memorial Day (reminder no branches larger than 3" in diameter, no mistletoe and please stack but end first to speed of the chipping process)

04 Little Arizona Is Open

Little Arizona will begin burning in the next few weeks. Reminder, we get very short notice from local authorities as to WHEN we can burn, so it's difficult to give the community a heads up.



FIREWISE USA™
RESIDENTS REDUCING WILDFIRE RISKS

FIREWISE RESOURCES



Safety first. In case of an evacuation, use the “5 P’s of Preparedness” to focus on your efforts: People, Pets, Prescriptions, Papers and Personal Needs. Stay vigilant and thank you for being proactive.

01 Kittitas County Everbridge Service. Get notified about incidents that may affect your neighborhoods. Enroll in the service by signing up at Kittitas County Everbridge Alert Enrollment.

02 Washington State Department of Natural Resources (DNR). DNR provides up-to-date information on wildfires affecting Washington state. Follow #WaWILDFIRE on X for real time updates or check the DNR’s dashboard for active wildfire information.

03 Local Fire Districts and Emergency Management Offices. Keep an eye on updates from local fire districts and emergency management offices. They often communicate evacuation orders, road closures and other critical information during wildfire incidents. If you find yourself in a wildfire emergency, always follow the directions of public safety personnel.

WATER



Switched water system consultants to Forsgren & started work



Engagement covers recommendations for:

1. Secondary well placement & connection to current system
2. Incremental storage for Div III - location, fee estimate, financing options
3. Enhanced chlorination & potential telemetry options



Work commenced on foundational model upon which PLS can rationalize all potential system improvements going forward. The model will be PLS property and not that of the engineering firm developing it.

ROADS & MAINTENANCE

- ✓ All snowmobiles must be removed from Tom Wright Rd Parking Lot by May 1st or they may be subject to being towed at the owner's expense.
- ✓ Lodge & Pool cleanup for Spring has started
Winter Equipment cleaned & stored
- ✓ Lodge Keycard Access Update
- ✓ Reclaimed asphalt & road equipment ordered
- ✓ Maintenance Requests? Use the form on the website homepage.

SPRING/SUMMER ROAD REMINDERS

✓ SLOW DOWN - Keep the dust down for your neighbors.

✓ REMINDER: Absolutely NO Parking On PLS Roads

✓ PET OWNERS: Please pick up after your pets

SECURITY CAMERAS



Safety/Security

- Researching permanent security camera solutions to monitor Pineloch Sun parking areas completed. Cost analysis completed.
- We will be sending out a survey via email, text message, Facebook group, and posted on our website homepage requesting the community's opinion on this matter. Stay tuned.



COMMUNITY



PLS SWAG

- Will be here for Summer! Shirts, Sweatshirts, Stickers, and Hats.

COMMITTEES

- Reminder, if you're interested in applying to join a committee, please contact us. We will be appointing committee members before September's Annual meeting.

Voice of the COMMUNITY



We want to hear from you on the priorities your Board should invest time and energy on. Survey forthcoming. Current potential priorities include:

- **Modernization of Bylaws**
- **Ground/ladder fuel reduction to reduce wildfire risk**
- **Select tree removal from utility easements to reduce crown fire risk**
- **Increasing the water system storage capacity**
- **Drilling a second well so we have redundancy (eliminate the single point of potential failure for the future)**
- **Document standard operating procedures**
- **Refining Rules & Regulations for all members, guests, and renters**
- **Security system (cameras) for gates and PLS seasonal parking**
- **Other?**

RULES & REGULATIONS



REVIEWING & UPDATING RULES & REGULATIONS FOR MEMBERS & RENTERS AS NEEDED. STAY TUNED.

- The board is currently working on reviewing and updating community rules. We're consulting professionals to ensure any changes are properly implemented and enforceable, including the potential for fines where appropriate.
- Be on the lookout for additional details or surveys that obtain opinions of the community
- **Timeline:** Proposed updates to be provided at annual meeting.

COMMUNICATION



Website

Sign up for Email/SMS communication via the pop-up form on our website. Don't worry - we don't send spam.



Facebook

Facebook continues to be one of the fastest way to get/receive information.



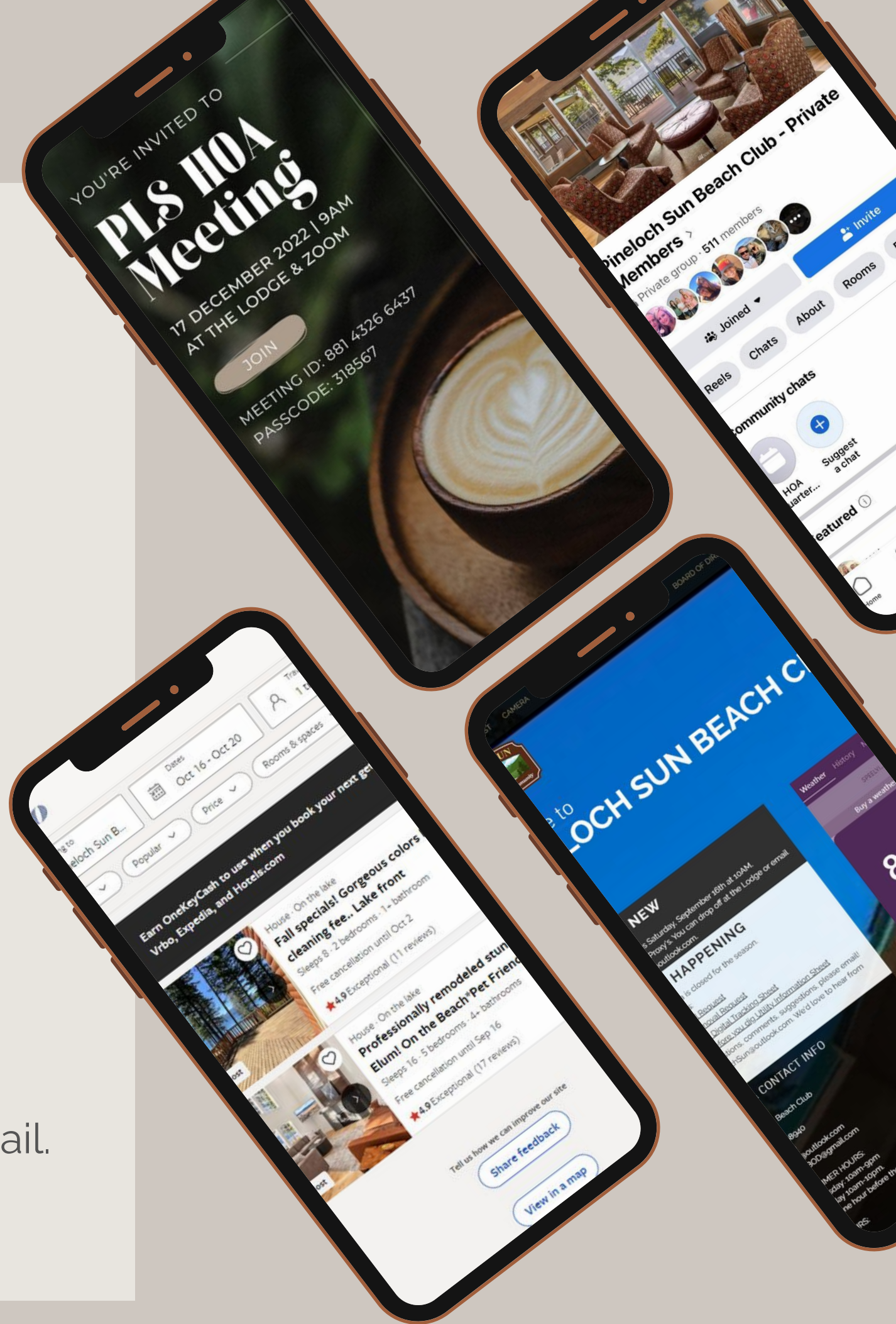
Email & SMS

Please make sure we have your email address & mobile phone number so you can receive important communications throughout the year.



Mail

Every once and a while we must mail out important information like the annual budget or parking passes so remember to check your mail.





THANK YOU

Questions?

Next Board Meeting Is August 2nd @ 10:00AM
At The Clubhouse + Zoom



CONTACT US



 pinelochsunboardofdirectors@gmail.com

 www.pinelochsun.com

 PO Box 157, Ronald, WA 98940

Dec. 31, 2024 ‘At a glance’

	Annual Budget	Actual YTD	Variance
Income	\$ 517,947	\$ 537,723	\$ 19,776
Expenses			
Roads	\$ 124,300	\$ 128,249	\$ (3,949)
Water System	\$ 98,300	\$ 80,084	\$ 18,216
Lodge & Pool	\$ 84,300	\$ 95,088	\$ (10,788)
Fire Protection	\$ 7,500	\$ 8,085	\$ (585)
Other (see detail)	\$ 94,125	\$ 87,904	\$ 6,221
Total Expenses	\$ 408,525	\$ 399,411	\$ 28,891
Capital Expenses			
Reclaimed Asphalt	\$ 28,200	\$ 28,860	\$ (660)
Flooring/Carpet	\$ 8,580	\$ 6,695	\$ 1,885
Machinery & Equipment	\$ 6,100	\$ -	\$ 6,100
Garage Doors	\$ 3,225	\$ 21,074	\$ (17,849)
Baseboard Heaters	\$ 21,600	\$ -	\$ 21,600
Chainlink Fences - Court	\$ 15,584	\$ -	\$ 15,584
Snow Groomer	\$ 28,200	\$ -	\$ 28,200
Pool	\$ -	\$ 22,789	\$ (22,789)
Rental House Furnishings	\$ -	\$ 2,953	\$ (2,953)

AR Aging Summary		
	December 31, 2023	\$ 104,470.31
	December 31, 2024	\$ 81,432.01

Balance Sheet	
Total Reserve Accounts	\$ 876,050
Water System Improvements (Savings)	\$ 89,757
Total Operating Accounts	\$ 245,536
Total Accounts Receivable	\$ 104,470
Total Fixed Assets	\$ 380,449
Total Assets	\$ 1,696,264

Credit Card		
October		\$ 4,577
November		\$ 2,899
December		\$ 956
Credit Card Transactions over \$500		
HD Fowler Co	Water System parts	\$ 732
Fall Line Corp	groomer tires & foam fill	\$ 997