

Pine Forest Membership Meeting
May 24, 2014

Broad Members Present: Dave Chantler, Jim Rogers, Lyn Frisch, Marishka Marten, Kim Walter and Art Blume.

Meeting was called to order by Dave Chantler at 3:05 pm

FINANCIAL STATEMENT: Dave reported that a new financial statement will be completed and posted on Pine forest's web page or mailed to members. The statement will reflect our assets. We currently have one year of expenses saved in the budget, about 170,000 dollars.

MANAGER'S REPORT: Road repairs are needed, but Andy is hoping for rain vs having to use a water truck for grading the roads. Cost of using a water truck increases cost X3 versus having rain from the sky. The idea of charging each residence 50 dollars per year vs 80 dollars per year for those who choose to have garbage services per year was presented, or increasing Pine Forest yearly fees to 550.00/year. This would mean a decrease of revenue to Pine forest, but still cover garbage/dumpster bills. Both dumpsters would be emptied once a week, and locks would be removed. An advisory vote was taken at the meeting, there were 3 nays.

BOARD: Based on by-laws the board is to be 5 members, not the current 7. Art Blume resigned from the board, Dave and Jim are up for re-election at this meeting. Board positions are for 36 months.

BUILDING IN PINE FOREST- One home is scheduled to be built starting mid-June on lots 161/162.

FOREST STEWARDSHIP: See Pine Forest Webpage for a copy of this report which was prepared by Richard Schellhaas and Lynn Lewicki. Lynn is a Pine Forest resident, Richard's company is Schellhaas Forestry, LLC in East Wenatchee. A discussion followed with many questions. If a creek has fish in it, no trees within 100 feet of the creek can be removed. It was suggested that Pine forest become a "Fire Wise" Community, this has advantages in that not just private property would be addressed for fire prevention but greenbelts as well. A committee was formed to become a Fire Wise Community. Lynn Lewicki and Jim Wurzer will head this committee, any member interested in being on this committee should contact Jim or Lynn. Other items that were discussed were an evacuation route from Pine Forest should there be a fire, and how would residents be notified to evacuate in case of fire. (Probably a reverse 911 call to land lines)

WATER SYSTEM REPORT: Larry Anderson is our Pine Forest Water System Manager. See his attached report regarding the current status of the water system, and his maintenance recommendations, which the board will review and determine what will be done/completed based on needs and costs.

ACTION ITEMS: The following is a list of items the membership suggested the board address this next year. 1. Nightly rentals in Pine Forest, 2. More signage needed to decrease traffic and

parking to Patterson Lake. 3. Do we need/want a gated entrance to decrease non-members using our roads and dumpsters, 4. How can the board enforce covenants, such as unfinished homes, nightly rentals and colors of homes that are not within the stated covenants.

ELECTIONS OF DIRECTORS: The following directors were elected to the board at the meeting, Kent Hitch and Jim Roger. Jim Rogers resigned from the board, leaving the board members to be Lyn Frisch, Marishka Marten, Kim Walter, and Kent Hitch, and one vacancy which the board will fill at a later date.

1. **Backups** from last years meeting
Brad Sawtell, Steve Forrest, Casey Ruud, Bruce Aitken, Andy Maloy and Tony Andersen
We now have a 20 plus page water manager manual with block diagrams, operation procedures, troubleshooting procedures and an updated system drawing. Brad, Steve and Casey each have copies.
2. **Preventative maintenance**
Replaced 3V batteries in transmitters every 6 months
Pump houses visited weekly—log & t/s procedure
3. **System failures** this past year
Replaced a pump a the mid-station
Replaced a pump saver at the mid-station
2 failures at the new pump house, due to wiring errors
4. **Monthly water sample failures**
2 last year--- decomposed vegetation in system--- well #1 N
Smells like rotten eggs but not a health risk—E Coli Absent
5. **Nitrate, herbicide, copper and lead annual tests**
All satisfactory
6. **Sanitary Survey Inspection will be done this summer**
Starts in my office looking at our filing system---records
7. **The water facilities inventory form is due June 1st.**
8. **The annual water efficiency report is due July 1st.**
Need a water meter wand—Have requested from board
9. **3 storage tanks need an early warning system**
10. **May need new -deeper- north wells**
Solve the seepage from near by swamps
11. **Connect 2nd well to the south system**

12. **New controllers at all 3 pump houses.**
No schematics/documentation of our present controllers
13. **Replace both submersible pumps at mid-station**
Replace with above ground turbine pumps
14. **New shingles on east facing side of the mid-station**
Multiple bird holes in siding
15. **New lower pump house building but not finished**
Concrete rubble from old pump house piled near by
Outside walls need metal on bottom & shingles on top ½
16. New road to North pump house and wells
17. **\$75k--\$90K to do all improvements**
Not counting future more water storage
Sprinklers---no no
17. **Visit the pump houses 9am Monday—meet at parking area**