

PINE FOREST OWNERS ASSOCIATION FALL BOARD MEETING
October 4, 2014

Kim Walters called the meeting to order at 09:11.

Board members present: Kim Walters, Kent Hitch, Bruce Aitkens, Anne Fox, and Lyn Frisch. Manager Brad Sawtell was also present.

SNOW PLOWING CONTRACT

Andy Oosterhof presented his bid for plowing Pine Forest. This bid includes plowing out to our wells. This is a 5year contract with payments due on 11/15/2014 and 01/15/2015 for the current year. Purpose of the contract is to improve our ability to budget and hopefully save some money on plowing. Andy checks at 0100 for snow and the forecast to predict when to plow. Brad will call Andy when sanding is indicated. It generally costs PF about 500 dollars per sanding; this is an additional charge to plowing. A break down of additional costs for 2014 are as follows:

Blower \$140/Hour

Dozer \$150/Hour

Backhoe \$110/Hour

Grater \$135/Hour

Summer Road Maintenance- Brad and Andy will prioritize road repairs; it is best to repair roads after a rain. Mid-Station/Umbrella Pine road will get a base level of gravel this fall. The possibility of decreasing the slope of the summer road was discussed. We would use this opportunity to move the water line and update the phone and electric lines located here as well. This is the last place where the water lines have not been moved from under the road.

Paving-

Some time ago the idea of paving our entrance to the T and up around the hairpin turn was considered for dust control and to decrease road maintenance. This is very expensive, bids run between \$3-\$7 dollars/sq foot. Repairing or replacing our entrance sign and the cattle guard would also need to be done at the time of paving. This was tabled for later consideration.

Road Budget-During the past 5 years we have spent 7000-19,000 on road maintenance.

MANAGERS REPORT

A lengthy discussion occurred regarding the cost and design of a garbage/recycling center for PF. Currently only plastic and cardboard are recycled in the valley, glass is not. The board agreed that a new enclosed garbage/recycling center would be a great addition to the community but cost is an issue. Current bids for this structure have been around \$40,000.00. Brad has been working with our current garbage service to make sure that whatever structure we build will work well with their

trucks. The board agreed that the structure would be secure from large animals, have good ventilation and work with our current garbage company. The board agreed to wait until we finalize our plan/design before presenting this to the membership, as well as a plan as how to finance this building.

Board agreed to remove locks on dumpsters and to secure lids with carabineers'.

Fire

Brad suggested PF become a recognized Firewise community. This has many benefits, one of which is decreased cost of homeowners insurance. He will look into scheduling a Firewise seminar to coordinate with an annual membership meeting.

Water System

PF passed the state water inspection. Brad reported that the water system is taking more time due to meeting all of the annual requirements.

The tour of our water system with Mike Pendergraft from Evergreen Rural Water of Washington occurred. Brad thought the tour was informative and helpful. As a result of that tour Brad will be purchasing some "No Trespassing" signs for the pump houses. Issue of capacity was discussed with Pendergraft. He thinks it is expensive to do and it is better to focus on reliability of the water system. Issue of having generators on sight for power outages such as the 5 days we just experienced with the fires was discussed. There are the costs of the generators, wiring, making a cement pad for each generator at each pump house, fuel and storage when not in use to consider. Cost vs. benefit. Brad will locate various opinions for renting generators and the cost of purchasing new generators.

Mid-Station pump house is blowing the pump saver, which costs \$193/each; this could be an electrical or a valve issue. The board gave Brad approval to repair this problem.

Signage

Board wants to standardize all of our signs, so some will need to be updated or replaced. Brad will do this, probably ordering some signs that can be hung and changed from our main Pine Forest entrance sign. Signs would be, No fires, No Trail Access, Private Residential Community, Property Owners Only and No Hunting. Brad will also sign parking area at Lake Patterson access. Bruce will attempt to find out who publishes maps in the community that label Pine Forest as trail access to Lake Patterson.

Contractor Parking Lot

Andy owns the tractor that is stored there. Board asked Brad to hire someone to chip large brush pile in parking lot.

Pine Forest Property update

89 homes

46 empty lots

18 full timers

BUDGET REPORT

Kent Hitch presented the budget report. Currently writes about 10 checks a month. It is believed that the board has the ability to assess membership for target items such as the Recycle Center. A discussion about dropping the yearly garbage fee, and including garbage in the yearly membership fee occurred. The board voted and approved this to occur starting in 2015.

NEW CONSTRUCTION

Question of how are deposits for new construction refunded and who approves whether or not the new construction meets our covenants was brought up. This needs to be clarified.

INTERNET VOTING

Lyn presented the log of items that were voted on by the board via Internet since our last meeting, the board with one correction approved this.

NIGHTLY RENTALS

A discussion regarding nightly rentals was started earlier this summer via the Internet. The board will send out a letter to the PF communities reviewing our covenants, and county regulations regarding nightly rentals. The board would like to find offenders, and we are reviewing our legal options for any course of action which we may take in the future to enforce these regulations. Lyn volunteered to draft the letter to the membership.

CONSOLIDATION OF LOT 149C

It was discovered that when lots were consolidated to make 149C, it was not communicated to the county, Kim will speak with the property owners. This affects how the owners are billed for fees.

FOREST HEALTH

The board reviewed the latest proposal from Lynn Lewicki and Jim Wurzer, which was sent out last night. The board voted and approved to spend up to \$20,000.00 to decrease fire fuels in the Thompson Creek Greenbelt area starting this year if possible. Brad will begin to look for a contractor for this work, and Kent will talk with Lynn Lewicki regarding the board's decision.

Kim will post a letter via email to the membership regarding our meeting this morning. Bruce Aitken will look at alternatives for the board to improve communication to the membership and Anne Fox will look into improving and updating our webpage. Chris Jennings is our current web master.

Next board meeting will be held in Seattle in December. Kent will let board know when he plans on being in Seattle during December.

Meeting was adjourned at 1230

Respectfully Submitted

Lyn Frisch
Acting Secretary