

PINE CONE REVIEW  
May 29, 2019

Dear Pine Forest Owners,

Hello! I had hoped to offer only upbeat news about the positive outcome of the owner's meeting but I now have some other news to report that will cause a bit of a snarl in this spring's forest thinning operations. First the news on the forest project front.

**Forest Thinning Project Update:**

Last night the Zosel mill burned down, or was at least extensively damaged. As you may recall that is the primary and most cost effective outlet for purchasing logs from our thinning operation. This is "just off the press", so to speak...I haven't yet found an online report. We do not yet know the consequences to our PF operation but are attempting to reach our contact at the mill, as well as our forester, Bill Berrigan. We are also in close communication with both Saul and Darrell.

Heather has shut down work until we have more information with which to make decisions. We will, though, send one more load to Bullfrog (Cle Elum) tomorrow (Thursday).

Also, FYI, Heather and Steve left this morning to attend a family wedding in CA. They got as far as Ellensburg when they received the call about Zosel's mill. Because of their holiday (some holiday!) Heather may not communicate as frequently this week. However, she is in close contact with our forestry contractors and we will communicate with owners as we receive critical updates.

**Owner's Meeting Highlight Summary:**

Thanks to all owners who attended the Annual Meeting on Saturday, May 25. We presented a packed agenda and owners, throughout the meeting, offered helpful and thoughtful comments. Below are highlights from the meeting. A more detailed summary of the meeting will be available in the meeting minutes, now in process of writing and editing by Robin Jeffers, our Board Secretary.

**General Announcements:**

Thanks to Tara Macdonald and Jeff Bryce for volunteering to sign in owners and to count ballots. Your help is very much appreciated.

Thanks to Jan Sodt for arranging to have Mary Kiesau offer plant walks in PF on both Saturday and Sunday mornings. They were a huge success! What rain? (....a private joke for the Sunday participants! :-) !

Thanks to Anne Andersen and Lynn Lewicki of the Administrative Committee for helping us organize a number of ancient boxes of files. PF past records are all paper and all sitting in boxes. Ultimately we hope to digitize key documents.

Thanks to Deb Dahrling and Rose O'Donnell for their generous donation of a bench on the North Blackjack side of Bristlecone Pond. Deb and Rose use the bench on the opposite side of the pond and decided it would be nice to have another viewpoint

option. They bought and assembled the bench and, with the help of Steve Meyers, placed it in its new spot.

Thanks, as always to both Rose and Nancy Waite for keeping all of us current with updated directories. Please contact either Rose or Nancy if you have any changes that should be made to the directory ([directory@pine-forest.org](mailto:directory@pine-forest.org) ).

A huge thanks to Steve Meyers for last year stepping in to the role of Community Liaison. Steve serves on a volunteer basis and provides the Board and the community with important oversight and communications related to PF management and operations. Because of Steve's generous offer to volunteer PF does not currently incur the expense of a General Manager.

#### Board Elections and Officers:

The only candidates running were board incumbents, Heather Dean, Bill Ellis, and Robin Jeffers. All 3 were re-elected. There were no write-ins.

Board officers, as agreed upon in a short board meeting following the Annual Meeting adjournment, are: President - Anne Fox; Vice-President - Bill Ellis; Secretary - Robin Jeffers; and Treasurer - Heather Dean.

#### 2019-2020 Budget Passage:

The proposed budget for the upcoming year was passed unanimously. As noted in previous communications the budget includes a modest increase of 11%. The new dues amount, including the water fee, is \$1250 for improved lots (a \$125 increase) and \$975 for unimproved lots (a \$100 increase). We ended the fiscal year 2018/19 with a positive revenue and will report the exact amount at the next board meeting, after we close this fiscal year.

Thanks to Heather for her work as Treasurer and to Finance Committee members Andy Maloy, Steve Nelson and Doug Wolfe.

#### Owner Input:

Robin Jeffers led a break-out session where we asked owners to discuss and report-out on two issues related to the upcoming governing documents review and revision. There were 5 groups and the discussion occurred over about 20 minutes. We received many thoughtful and constructive comments. We will use those to help us in the Governance Committee review of the governing documents and our subsequent presentations to owners to gather more comments. Thank you Robin and thanks to all owners who joined in that discussion. The two issues discussed were: 1) Rental Policy options; and, 2) PF owner responsibility for keeping their lots thinned based on current Firewise guidelines.

#### Committee Highlights:

We have 3 changes in committee membership. Chris Bellas signed up for the Governance Committee and Lyn Frisch and Mike Theobald signed up for the Trails Committee. Thank you!

We will be reviewing committees to determine if we should add or set aside any committees, depending on the scope of available work needed.

NEEDED: The trails committee needs a chair to organize the members. If you are willing to step in to take on this responsibility please let me know. We have a number of "unofficial" trails in PF that could use cleaning up. It might also be fun to have them added to our PF map, another task the committee could consider doing.

Thanks to committee members Christina Schuetz (previous chair), Jeff Bryce, Tara Macdonald, Heide Andersen, Allen Guse, Steve Noland and Colin Carrihill, Lyn Frisch and Mike Theobald.

Architecture: One new home built last year, the Dodges' at 41 Yellowleaf Road. Welcome! And thanks to our AC members, Robin Jeffers, Brendan Connolly and Crosby Carpenter.

Communications (Website): Colin Carrihill and Deb Dahrling will be working on a revision to the website. The goals are to make it more user friendly to owners, the Board (including an archival section), and prospective buyers. It will also be designed for much easier formatting and editing. Thank you Colin & Deb!!!!

Governance: The main project for this year will be the revision of governing documents with the guidance of our law firm, CLG. Owners will be an integral part of the review process. Thank you to committee members Andy Maloy, Harry Burkholder, Doug Wolfe, Stephen Taylor and new member Chris Bellas! Yours truly is the chair and moving this project forward is my next key task.

Invasive Plant Management: Doug Wolfe is heading up this committee. Thank you!!! Bill Ellis had on display a number of invasive plants, along with printed information about the plants and how to manage them. Thank you Doug and also committee members Jim Wurzer and Susan Ballinger.

#### Insurance:

Jon Fox did a complete review of our insurance policies and, in the process, found PF does not have property insurance. That means we have no coverage for any above ground structures, those being all our pump houses and the equipment in the pump houses. We have a new (local) insurance agent and are in the process of applying for new policies to rectify that oversight as well as to bundle all our coverage under policies that will best meet PF needs. Thank you Jon!!!

#### Water:

Bill Ellis gave a detailed summary of our water system needs. That summary will be available in the minutes. Key highlights focus on costs to cover long-deferred maintenance for the mid-station pump house on Umbrella. Our Water Manager, Doug Hale, has made a complete inventory of our water system equipment. We will use it to identify long-term maintenance needs and the associated budget requirements to meet those needs. Thank you Bill and committee members Harry Burkholder, Jim Rogers, Kim Walter.

#### Roads:

Jim Wurzer gave a detailed summary of our roads, conditions and plowing. We have retained Andy Oosterof for another 3-year contract to plow snow. The main road improvement will be in the area of the dumpster site. The road will be widened and filled in to make for easier and safer access by WasteWise vehicles and to widen the main ingress/egress point to allow for safer passage in the event of emergencies. Thank you Jim and committee members Steve Meyers, Lynn Lichtenburg, and Allen Guse.

*Forest Health:*

Heather Dean gave a detailed summary of the Forest Thinning Project since its inception in 2016. She provided detailed maps to show areas covered by some or all of the thinning, fuel break and/or ladder fuel work. *Owners have responded magnificently* as shown by the level of participation in some or all of the project offerings. Thank you!!! As always we encourage ALL owners to participate in this important effort to help minimize the risk to PF from catastrophic fire and to improve the health of our forest environment.

On that note, Heather also included a summary of the discovery of the bark beetles' appearance in our forest and the work to cut down 35 trees to try to stem a more severe onslaught of that destructive insect into the PF environment.

As always we are very thankful for the work Heather has done and continues to do for Pine Forest. Thanks, as well to Forest Health/Firewise committee members Jim Wurzer, Lynn Lewicki Christopher Solomon, Allen Guse, Chris Hopkins, Rose O'Donnell.

*Sign Replacement:*

Brendan Connolly, an Architect Committee member and an architect by profession, presented his proposal for the sign replacement. He provided a design drawing that was large enough for all owners to gather around to see. Owner response was very positive and, as well, owners made a number of very good suggestions. Brendan is constructing much of the sign himself but he will NEED VOLUNTEERS to help install the sign. When that time comes we will send a Need Volunteers request to owners. Please sign up! Thank you Brendan!!!!

The next annual meeting is May 23, 2019. And, for your information, the next board meeting is June 22, 2019. More information will be sent in advance of that meeting.

As always, thank you for your support.

Anne Fox  
Board President