

PFOA Board of Directors Meeting
August 13, 2016
Minutes

- All board members and the PF manager were present, either in person or by phone.
- Minutes from the July meeting were previously approved via e-mail and have been posted to the PFOA website.

Treasurer's Report

- 2016 Dues and Water Fees have not been received from 21 lots.
 - A motion was made and seconded to send a letter via USPS to owners of those lots explaining the change to e-mail invoices, enclosing a copy of the May 2016 invoice, and citing that a late fee will be applied if payment is not received by Sept. 30, 2016. The motion passed unanimously.
- A forecast of anticipated revenues and expenses shows that Pine Forest Owners Association does not have sufficient funds to undertake any additional expenses/projects during 2016 while maintaining the \$50,000 reserve fund without an assessment.

OCFD Training Session

- On July 28 15 Okanogan County Fire District firefighters and 4 engines participated in a training session to familiarize themselves with Pine Forest and the challenges fires here would present. This event occurred at the suggestion of the Firewise subcommittee. During the event Kent Hitch and Robin Jeffers, PFOA Board members, rode along with Assistant Chief Cody Acord.
- At the start of the training session firefighters were given 6 Pine Forest addresses, which they divided up amongst the teams. Then teams set out to locate the addresses, walk the properties, see nearby houses, and consider the firefighting challenges. The session ended with firefighter reconvening at the entrance to Pine Forest to share information.
- The event will be submitted to Firewise in our annual report for re-certification.

Pine Forest Manager's Report: the report is appended to the end of the minutes

Timber Sale

- As of this date, 86 owners and 105 lots of 15 total lots (78%) have agreed to participate in the timber sale. Bill Berrigan has been told to proceed with permitting the sale. He has two contractors interested in bidding on the work, but they won't make bids until we have the permit.
- July DNR price for pine were down; fir was up. Berrigan expects the price of pine to rise as salvage logs from last year's fire cease being usable.
- Flagging of non-participant lots continues.

- One option being investigated for financing the sale, should timber prices remain low, is getting a loan from North Cascades Bank. Kent, the treasurer, reported that the bank is willing to make the loan.
- Once the sale is permitted and we have received bids, if the cost of the harvest exceeds revenue it will generate, then a special member meeting will be called. At the meeting the board will present for vote at least two options for financing the harvest. Members will then vote.
- Prior to the start of logging members will be alerted via email and notice will be posted on the web page.

Lot 122C

A potential buyer asked the Architecture Committee some questions related to access to the lot. After some discussion Board members were reminded that our business is to act on member requests, not those from outside. The discussion was tabled indefinitely, to be taken up again only if the current owner of the lot asks.

By Laws Revision

Kent and Robin continue to work on this project.

Executive Session

The board moved into executive session to prepare a PFOA manager's contract. Once the contract has been prepared, it will be presented in an open board meeting and voted on.

Appendix

August 13, 2016

Pine Forest Manager Report

Water

We have passed all of our water sample tests this quarter.

Water usage and CCR have been turned into the State DOH

Pump Savers continue to blow at the mid station. Pump Saver #1 blew in May and was replaced. # 2 blew at the end of June (it was replaced in March). It was replaced with a newer, more robust unit.

Roads

Andy does not communicate with me at all.

On April 7th, I sent him a note that a plow had hit and damaged a fire stand pipe in front of Emmitt's house. As of this morning, he has yet to repair it.

Many ditches need to be pulled

Road base/Top Course is needed at the bottom of White Bark

I need to mark many trees along the roads prior to the Timber Sale.

Garbage

Neighbors routinely leave the dumpsters un clipped...perfect for critters to get in.

Placing bags of weeds behind the dumpsters seems to be working.
Recycle-ables in the garbage has improved, but we could do better, especially with cardboard and not breaking down boxes.
The new Community Library at the dumpsters is a great new addition. Thanks Jan for making it happen!

New Construction

One project has been completed.
One is still in progress...I hope they finish in time!

Fire Protection

We drove many of the roads with the acting D6 Fire Chief, Cody for advise on road improvements and signage. Signage will be nearly \$500. I suggested that we would love to host a training for his staff to practice driving our roads.
D6 conducted a training two weeks ago. Unfortunately I was not able to be present.
Burn Ban is still in effect

Forest Stewardship

Next week, we will begin marking property lines for the timber sale.

Other