

Pine Forest Board Meeting Minutes August 4, 2020

Commenced at 7PM, completed at 9:20PM

Done electronically

All Board members in attendance by phone. Landowners present by phone: Doug and Sheryl Wolfe, Keith Bengtsson and Adam Fulton.

Minutes of Board meeting of June 16, 2020 approved. **Note all votes on motions are unanimous unless so noted.**

The Board voted to replace Anne Fox with Robin Jeffers as signatory to the HOA bank accounts.

Heather reported that Peg and Jeremy Davies purchased and have begun development of Lot 181C, formerly owned by Tracy Bishop and Mike Devaney. Alexander and Amy Spinelli purchased Lot 100 from Fred and Joan Burnstead.

The discussion of traffic on N. Blackjack was moved up in order because of the landowner's that were present interest in the issue. Monitoring of vehicle traffic on N. Blackjack to Patterson Lake indicated about half of the vehicles parked at the end of Blackjack were not PF landowners. The number of non-PF residents parking at the end of N. Blackjack has decreased. Doug Wolfe suggested that the Board issue plastic card that would hang from rear view mirror inside a car. It would cost about \$200 for the purchase of one hundred of them. The cost was not in the budget but it was decided to spend it if the Board proceeded with their usage. A discussion ensued on how many would be issued to owners. It was decided that one per PF lot owner would suffice. The idea is that the placard would stay at the house with multiple owners. This was decided to try to prevent too many of the placards being used by non-owners. It would also cut down on the numbers of vehicles parked in a limited space. The "no trespassing" sandwich boards will stay in place until after Labor Day.

The Board voted to procure placards. The number of the lot owner would be placed on the it. Lots with multiple owners would get one placard.

The Wolfe's agreed to procure the placards and disseminate them to owners. The details of the distribution will be worked out between the Wolfe's and the Board. **Many thanks to them for taking this on. There are only five Board members and we are busy with the work required to administer the workings of this HOA.**

Recycling

The Recycling Committee provided two options to set up a recycling system for PF. One provided for recycling of cardboard only. The second to recycle all recognized materials except for glass. The Committee suggested that the latter system would entail the collection of materials in containers. A minimal structure would be built to contain and cover the separated recyclables. The cost of removal of them by WASTEWISE would cost about \$3,200 per year. The cost per household would be about \$34 per year for lots with structures. The structure for the recyclables would cost about \$500 to \$700 to complete.

The Board voted to adopt the aforementioned recycling of such materials. The Recycling Committee with Rick Gray as coordinator will organize the effort. This project will commence in the near future. Adam Fulton also agreed to design some screening for the garbage refuse area. The intent is to build this screen in 2021.

Water

The Board voted on a water conservation goal of a 5% reduction yearly in usage. The goal setting is required by the state. That goal should be attained in part by the new cost structure.

The Board approved a new cost structure for the provision of water to landowners. The specifics of such are addressed in the accompanying Water Committee report that appears at the end of these notes. The plan would reflect the concept that consumers of larger than normal water would pay for the extra usage. The base rate covers up to 35,000 gallons per year. The rate would be \$1.50 per 1000 gallons for use between 35,000 and 100,000 gallons per year and \$2.00 per 1000 gallons for use over 100,000 gallons per year. Lots not connected to the water system would not be charged under the new rate structure. The existing cost structure will be in effect until May 2021. Owners will receive updates on their water meter readings and will be informed as to how their bill would look under the new structure if they continued at current usage levels. The new rate will be put in place for any consumption after May 2021. Owners will be billed annually at the time of their dues billing, with the first billing in June 2022. These costs are still very cheap and will likely require upward revision in the future.

Dues Restructuring

Heather is working on HOA dues cost structure that better reflect lots with structures v. those without one. The intent is to make it effective for the next billing cycle (i.e. 2021).

Annual Meeting

The Board voted to not have an Annual meeting. The reason for such was the Pandemic. The Board had already held a membership vote for Board positions as well as for the approval of the Annual Budget. These are the two primary reasons for an annual meeting.

Insurance Coverage

The Board voted to change Carriers for its commercial property, comprehensive general liability and professional liability policies from VIP Agency Group to Douglas Insurance. This decision was made based on cost saving for better coverage. The current cost for coverage with VIP is about \$5,367 vs. \$2,723 for Douglas. Douglas provides much broader coverage for the PF water system and a higher Aggregate limit. Douglas offers a more comprehensive and better priced product because its specialty is rural HOA's that own their own water systems. **Thanks to our Water Manager Doug Hale for suggesting Douglas.**

Lot 147 road issue.

The Board voted 4 to 1(Dean) not to approve Resolution #2020-02, Approving Reconfiguration of the Yellow Leaf Road and Red Pine Court Intersection and the Yellow Leaf Road Alignment Along Lot 147.

The date of the next Board meeting was tentatively set for October 20, 2020 at 7PM. The meeting will be conducted electronically.