

Pine Forest Board Meeting December 15, 2020

Meeting started at 7:00 PM and conducted by telephonic conference.

Board attendees: Robin Jeffers, Bill Ellis, Rick Gray, Heather Dean and Jim Wurzer

Owners attending: Sidney McComas, Stuart and Amy Novak-O'Farrell, Pete and Lynn Lewicki, Katherine and Juan Bautista, Brent Davis

Governance Committee members: Anne Fox, Stephen Taylor, Harry Burkholder, Chris Bellas and Andy Maloy

Non-owners Justin Haase and Mike Scarsella, owner and employee of J Haase Excavating

Bill Ellis facilitated the meeting due to Robin Jeffers being in recuperation from an injury. The notes of previous Board meeting of October 20, 2020 were approved.

Discussion with Justin and Mike.

Mike is the main snow plow operator in Pine Forest (herein PF). He has plowed PF for the past six years which includes his employment with F and S Excavating. Mike and Justin made the following points about PF's roads:

- The roads are steep and narrow which makes it harder to find a place to put the plowed snow.
- The roads are the most challenging of any development in the Methow Valley.
- Snow piles from road plowing are put on PF property and kept off private land as much as possible. They try to keep driveway snow on the lots.
- Residents should have snow tires, and full timers should have studded tires, and all should have chains.
- Sometimes the roads are impassable and all you can do is put off driving in PF or park your car in the contractor parking lot and walk to your home.
- A good compact of early snow creates a base on the roads for the winter season.
- Sanding works when the temperatures are below 25 degrees, it is less effective when warmer because it melts into the base.
- A general sanding application can cost \$1,000. Spot sanding is not much cheaper because a large part of the cost is the time it takes to procure the sand, drive it to PF and drive back.
- Along with chains it is smart to carry sand or kitty litter.

Owners comments and suggestions:

One owner would like to have a place to find out about current road conditions before they arrive from outside the valley. Conditions are posted on Facebook by owners and many times by Steve and Heather. One could call someone they know in PF to find out the conditions. The Board will investigate if there are other ways to inform owners when the road conditions are not good.

An owner said they pay dues and expect to drive to their home when they arrive. Another wants the road in their area spot sanded and are willing to pay extra for it. One long-time owner said the roads are in as good a shape as they have ever been. A question was asked about the placement of sand in containers in strategic areas. The Board responded that access to such is a problem and that carrying sand in your car works better.

Governing Documents Review

The intent is to define a process to review the revisions to the Bylaws and Covenants that are recommended by the Governance Committee. Anne Fox as facilitator gave the Committee Report:

In March of 2018 the Board decided that the Bylaws and Covenants needed revision in part because they are 40 years old. The documents needed to reflect the passage of state law RCW 64.38 *Homeowners Association*, the digital revolution, and to eliminate sexist language. In 2019 the Board contracted with the Condominium Law Group (herein CLG) to advise PF in the revision process. The CLG provided draft revised documents to the Committee in February 2020. The Committee finished its document review and gave its written review to the Board just before Thanksgiving 2020.

The revised Covenants will be renamed to Declarations to be in sync with current naming conventions. The Covenants/Declarations address how owners' can use their land. Bylaws govern how the Pine Forest Owners' Association operates. Covenant/Declarations can only be changed by at least a 60% approval of the owners. The Governance Committee identified in its report the source of specific revisions and any disagreements between the Committee members. CLG and the Governance Committee used the current PF Covenants and the Bylaws as the basis for their recommendations.

Review Process:

The discussion involved the next step in reviewing the revisions. Should the Board meet first with the Committee? How many members of the Board should be initially involved? How is the input from the Board recorded? When is the appropriate time to involve the owners in the process?

The Board decided to complete its own review of the revised Bylaws and begin discussion of them at a meeting on January 12, 2021. The next meeting for the Board to discuss the governing documents will be January 26th. Because of the need to deal with regular business, the Board will meet to deal with this on February 17th. Once the Board has completed its review, it will meet with the Governance Committee. At that meeting the two groups will discuss any differences. Select members of the Board and Governance Committee will then meet with CLG for input on legal questions. After that the Board will decide the final draft content of the documents. The documents will then be submitted to CLG for final review. Then the Board and the Committee will present them for the owners for review and comment. The tentative goal is to have an ownership vote on the revisions in the fall of 2021.

All comments, changes and suggestions by the Board members in their review of the documents will be sent to Robin. She will place them in a spreadsheet she has created which will be placed in Dropbox.

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Owner Comment Period

The owners of Lot # 158 29 Yellow Leaf asked questions about the process for handling of the allegation of placement of unauthorized garden structures on PF Greenbelt. Would the violation be based on the old or the new documents? The owners were told to address their concerns about the allegations and prescribed remedy during the hearing they requested in front of the PF Hearing Panel.

The meeting ended at 8:55PM. The next Board meeting will be 1/12/21.