

Pine Forest Board Meeting Minutes October 20, 2020

Meeting started at 7:05 PM and ended at 8:59PM

All Board members in attendance by phone. Owners present by phone: Pete and Lynn Lewicki, Greg Scott, Joanne and Richard Kellie, Sydney McComas.

Minutes of the August 4, 2020 were approved with the exception of a clarification of Rick Gray that was not included. Jim Wurzer will discuss this issue with Gray and correct any miscommunication.

Methownet

Maria Converse from Methownet was scheduled to talk about the status of improving internet service to PF. She was unable to do so because she did not have sufficient cell signal while camping in Idaho. Robin stated that frequency testing will be done at what they thought might be the best transmission repeating site. Other sites in PF will be tested for inclusion as repeaters. Robin did not have any specific information on the results of the tests. She asked the owners if they had questions. Robin will give them to Maria to answer.

Questions from Owners on Methownet

Greg Scott asked where and when would other sites be tested for frequency strength? Robin said the first testing will involve only one. There will be a test on the other one. Pete Lewicki asked how many PF Owners currently have Methownet service. Heather said she believed that Maria said 21. That means there are 74 existing homes that do not have that service. The number of Internet service providers available to PF were discussed. Century Link, HughesNet and ViaSat service were mentioned. Pete Lewicki asked about the speed of the new service. He also suggested that sites like the water tank above the end of Nighthawk or in PF greenspace might be used for a repeater site. Heather said Maria considered such. Both the equipment and the lack of an electrical source would make those sites more expensive. An Owner asked that the test results be given to the Owners.

New Construction Developments in PF

Refer to the Architectural Committee report for this information.

Financial Report

Heather asked if there were any questions on the report. Jim asked Heather if she is performing all the bookkeeping duties for PF that in the past were done by a paid Bookkeeper. She said yes that she had done it for the last three years.

Liaison Report

Steve said he will ask Justin about plowing a larger circle area at the Spur parking lot at the end of Nighthawk. Steve thinks it needs enlarging in order to avoid cars parking in the road or near owner's property in the winter. This will entail snow plowing a larger area as well as possibly some pre-snow grading. He also said one owner living in this area is asking that people do not ski down across their property toward Whitebark.

Regarding the future Liaison work Robin asked Steve if he was comfortable with continuing the work without being paid. He said he does not mind that aspect. He does like doing most of the duties, especially with the help of Doug managing the water system. Steve offered the idea that PF might not need a full-time manager if other owners would volunteer to do some of the management duties. He thinks that the person performing such should live in PF. Then the person is in close proximity to the work to be done. Jim has talked to an owner who said he and other owners he knew might be interested in taking on some of the management tasks. Jim pointed out that if the Board does not develop a plan for assigning managerial duties PF will remain with the status quo of having Steve perform all of them. Robin said she will continue to work on the idea of getting some of the duties Steve performs assigned to someone else.

Firewise

Heather will turn in the application for the renewal of the Firewise designation for 2021 this Thursday or Friday.

PF Insurances

Jim has been given the assignment of handling the Insurance Policy coverage for PF. Anne Fox had previously done it. She suggested the Board consider getting coverage for fraudulent use of PF's funds, including that done by computer. Jim talked to the agent for PF's carrier, Angie Douglas of Douglas Insurance. She said that mainly large HOA's have this kind of coverage because they require owners to pay HOA fees electronically. This coverage might be needed if the people handling the HOA's money are not trust worthy or are unknown to the HOA. The Board decided unanimously that this coverage was not warranted for PF at this time.

Recycling

Rick reported that in December Wastewise is changing to a front loader for its pick-up of trash. The change will be delayed from November until at least December. This will affect the timing of introduction of recycling to PF, since the addition of recycling is tied to the change to the new pick-up system. Originally WasteWise intended to refurbish the old back-load dumpsters to use for recycling, but that plan is still in flux. Once the new system is in place PF can expect to see two new trash dumpsters and a recycling dumpster.

The Board then went into **Executive Session**.

The Board ended the Executive Session. The Board then unanimously decided that the Owners of Lot #158, 49 Yellow Leaf had built garden structures on the PF greenbelt that borders their lot.

Said structures are not allowed in the PF greenbelt and are a violation of the PF Covenants. The Owners will be informed of such and directed to remove the structures by May 1, 2021. Such action will be administered under the Guidelines of the Fine and Enforcement Procedures.

The next Board meeting was set for December 15, 2020 at 7PM via conference call.

Appendix

Architectural Committee Report

2020 October 21

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Current Building and Site Change Projects

AC Approval Date	Action	Address/Lot#	Owners	Contractor	Project Start Date	Project Status
7/2015 (approx)	Extend garage construction deposit refund deadline to Sept 30, 2017	14 N Blackjack	Gustafson	Gustafson	7/2015 (approx)	Incomplete forfeited refund
5/27/18	Site change: road, bldg. pad, trenches for septic, power and water line	Lot 48	Hopkins	owner	5/25/2018	Incomplete
7/3/2019	Primary residence cst	Lot 127	Hardy	Hardy	9/6/19	Incomplete

12/19/19	Primary residence cst	Lot 173	Wallbank/ Vigeland	unknown	June 2020?	Incomplete
1/6/20	Residence remodel—approve exterior	Lot 187	Scott	Luke Kutz	7/6/20	Incomplete
4/21/20	Addition to residence and shed	Lot 40	Nelson	unknown		Not started
6/19/2020	Primary residence cst	18-R	Roberts		7/21/20	Incomplete
6/4/20	Site change: bring water and power to lot	Lot 11-R	Dillon			Not started
6/11/20	Primary residence cst	122-C	Bengtsson		9/23/20	Incomplete
8/26/20	Exterior remodel	Lot 56	Boudreau		9/2020	
9/2/20	Primary residence cst	Lot 103	Lien	Blackcap Builders		

Recently Completed Projects

AC Approval Date	Action	Address/Lot#	Owners	Contractor	Project Start Date	Project Status
6/1/19	Primary residence cst	Lot 145	Byron/Massey			Complete
7/15/20	Ancillary structure and site change	181-C	Davies		8/3/20	Complete

Outstanding requests for approval

Application Received	Action	Address/Lot#	Owners

PF Lots without houses (single lot ownership)
10-R Blackie/Pierce
11-R Dillon/Johnson
13 Papadopoulos
20 Zweibel
48 Hopkins
103 Lien
133 Mallotte
135 Davis
136 Hoey
147 McComas
181-C Davies

Pine Forest Firewise & Forest Health Report 19 October 2020

Ladder Fuel Reduction

With the numerous large fires in the west of late, we have seen Saul & crew for only two days since July. Besides WA, they have also been in MT, ID, OR, & CA, where they currently remain, along with all three of his chippers. He has indicated that he expects them to return around the end of the month & that they will be back in PF thereafter, as long as driving conditions allow. At present, we have two lots & four common areas that need to have slash piles burned before their two-year WDNR cost share funds expire next spring. In addition, we have eleven lots & three common areas that are partway done & in their first year of funding, & ten lots & four common areas that are also in their first year, but on which work has not yet started. We've also had three additional owners apply for cost share funding, & a fourth who has requested the application.

Forest Health

We continue to see scattered individual or pairs of trees that have succumbed to beetle. Most of the infestations appear to be ips engraver beetle, which are attracted by slash piles of fresh pine in the late spring & summer & then move on to stressed or otherwise weakened nearby pine trees to complete their life cycle. That is the reason Saul has not been cutting pine in the when he cannot chip the slash. Owners who are doing the work themselves would be advised to follow the same guidelines.

Phone & Text Tree Tests

On 26 September we conducted tests of the phone & text trees intended to help ensure that participating owners receive notice of an emergency such as a Level 3 (Go Now!) fire evacuation. In such an instance, the trees would be our second line of notification, with the first line being alerts issued by the Okanogan County Department of Emergency Management. [This link](#) leads to the county's webpage with information about the emergency alert system, as well a subsequent link to register for alerts by e-mail, text, &/or phone call.

Nearly 120 residents signed up for at least one of the two trees, including nine households that might need in-person notification due to lack of phone service in PF. Both tests were successful, in terms of reaching most participants & in identifying issues that we need to resolve before next fire season. One of those issues kept the text notification from being as quick as it should be. The full phone tree took a little less than thirty minutes to complete, with the quickest branches taking about twenty minutes. Since we have so many part-time residents, good advance communication with phone tree branch mates is a **key component** to speeding up the process, since it spares notifiers the time of calling or visiting residents who aren't here.

Honk-a-Thon

As we learned firsthand the night that the Cold Springs fire east of Omak was heading our way, we could face a situation when Internet, cell phone, & land line service all go out at the same time, which would render both the county alert system & the PF phone/text trees unavailable for notification. A power outage would also impair electronic notification. On 3 October we tested a means of spreading word quickly without those services, namely by honking our vehicle horns. Awesome full-time owners Jan Sordt & Paul Allen, who will have access to information via ham radio even when one or more of the other services is out, initiated the test. (Thanks, Jan & Paul!!) A total of 25 other residents reported results: The effort did spread quickly all the way to the south end of PF, but most, if not all, reporting residents who were indoors at the time could not hear the honking, & it was not clearly audible even to all of those who were outdoors. We will plan to hold another test prior to fire season next year & will likely incorporate something that Jan & Paul can initiate, but that is louder, would be equally accessible as a car horn to folks who trying to focus primarily on evacuating, & would not be reliant on power, Internet, or phone; probably fob-controlled car alarms.

White “In Residence” Flags

As we were building our phone & text trees, several residents recalled the practice from a few years ago of hanging white flagging near our driveway entrance when we were “in residence” in PF, to notify public safety officials who might be issuing evacuation notices door-to-door that someone was there (or, in the absence of a flag, that no one was there). We went ahead & renewed that practice, & many residents have been diligently following it. (Thanks, to all of you!!)

Since that approach requires 100% participation to be effective, Heather decided to consult with OCFD6 & the Okanogan County Sheriff's office for advice. What emerged from the discussions was that those agencies no longer anticipate using such a system, given that they can't be certain of 100% participation. (In other words, they would expect to go to every house, regardless of the presence or absence of flagging.) Since experience with previous evacuation orders has shown that at least some PF'ers will want to do everything they can to make sure everyone gets the word, we could choose to continue the practice for our own back-up notification purposes, **but** we should do so only if we can be assured of a pretty high level of participation—both for “here” & “not here”—& that likely is not realistically achievable.

Evacuation Routes

We still have another week of deer hunting season, so will not anticipate offering a driving tour of the upper evacuation route—an offer that will also include an opportunity to view the lower route from its two endpoints—until November, weather depending. If that does not work out, we'll seek to do one early next spring. All residents are welcome to tour the upper &/or view the

lower route on their own. Thanks to Deb Dahrling, Rose O'Donnell, Jan Sodt, & Paul Allen, maps & descriptions of the routes are available on the [PF website](#). (Thanks, guys!!)

Firewise Designation Renewal

Heather will be submitting our application for renewal of our Firewise designation in the next day or so. Thanks to all owners who participated in our notification tests &/or provided information about their 2020 Firewise efforts. All of you helped us have a robust application!

Interview by Fire Adapted Methow Valley & Meeting with WDNR

On 22 September Heather sat for an interview with Fire Adapted Methow Valley (FAMV), a non-profit that is working with the Okanogan Conservation District & the University of Idaho to assess how to help communities become more fire resilient. The group are looking to learn from & adopt approaches that PF used in achieving our successes in improving fire risk & forest health. In a separate meeting on 30 September, FAMV brought a group of WDNR fire scientists & foresters also to ask about our approaches, as well as the impediments we have faced, & see what we have done, all a part of implementation of their twenty-year strategic plan for Eastern Washington. Both entities are quite encouraged by what PF has demonstrated is possible.

Pine Forest Road Committee Report October 2020

Justin Haase plans on removing the trees from the Red Pine Road circle this month. The trees interfere with snow placement from plowing. He also will remove some of the stumps that remain from the Forest Health work that are problematic with road snow removal.

Pine Forest Community Liaison Report October 19, 2020

Water

- The rescheduled tank cleaning occurred in part on August 4th. The company completed the re-cleaning/re-inspection of the tank at mid-station that had been too turbid for them to inspect after cleaning it last year. They still did not do the other tank as they still hadn't gotten a rope ladder, which they need for access because the hatch is small. They also didn't do the rust repairs in the Lodgepole tank, because word had not been shared that we needed to have that concrete lid removed. Doug will now probably have to reschedule both of those tanks for next year. We have asked Saul to replace the lid at the mid-station tank when he returns to continue ladder fuel work.
- Doug also mentioned that we will need to cut aspen shoots at the Lodgepole tank every year.
- Doug also advised that the state inspection of our system went very well and that the state had just a few minor items they want us to correct. We haven't received their report or bill, yet.
- I met with Brett Gardner, of Rock Well Water Systems, out of Entiat, who may install our water depth meter in the main well. (MVM isn't able to do it.) Brett was supposed to get

Doug a quote, but has not yet done it, and Doug hasn't gotten a response to his own messages. That installation may have to wait until next year, now.

- A couple of new owners' insurance companies have asked about whether our stand pipes are available for firefighting. They are, but OCFD6 advised us a few years ago that they probably wouldn't use them both because their hoses don't fit the standpipes and because using them would quickly drain our reservoirs.
- Water use has fallen off, but continues to be slightly higher than last year.

Garbage: I stopped the twice weekly pick-ups in mid-September because the number of residents had gone down a lot. We are still using both dumpsters most weeks, but I haven't seen any instances of overfull/overflowing dumpsters.

Construction

- House construction at Lot 145 is complete. Construction is progressing nicely on new houses at Lots 122C, 127, and 173, as well as remodeling at Lots 105 and 187.
- Lots 122C and 173 have connected to water, as have Lots 18R and 181C, both of which completed driveway work.
- Both Lot 11R and Lot 103 have paid their water hook-up fee, but haven't connected yet. We currently have three meters on hand, but only vault. Doug has advised getting an additional vault would be pretty quick. Lost River does not have more vaults to sell us so price will probably go up.
- Lot 181C also completed a shed.
- There has been a small amount of progress on the house on Lot 1.

Burn Ban: WDNR lifted their burn ban on October 14th, and I removed the Burn Ban sign. We are under WDNR jurisdiction for firefighting, so their burn bans apply to us. Residents should check the [WDNR burn site](#) for current requirements. We are in the "Methow Fire Danger Rating Area (FDRA)."

Roads/Winter Driving

- With winter approaching folks who get their driveways plowed by JHaase Excavating should expect to be hearing from Justin about plowing rates. I will also start working on updating the residency map for the plowers. Residents are welcome to let me know whenever whether they are full- or part-time and whether they regularly need to get out of their driveway first thing in the morning. (No need to touch base if nothing's changed.)
- Residents who do not have their driveways plowed should **NOT** park in the road. Not only could that hamper plowing and emergency ingress and egress, it could also be a danger to other residents driving at night. Finally, parking in the roads is expressly prohibited by [covenant IV.i](#) and cars that park on the road may be subject to towing.
- With more residents I expect that there may be a higher demand on our upper Nighthawk parking area for ski/snowshoe trail access. We may need to have Justin and crew expand the plowed area to allow for more parking. People should **NOT** park in the driveways of other residents up there.

Greenbelt Access:

- I've gotten a few reports of people crossing private lots to ski or snowshoe in the greenbelts. Residents should **NOT** enter other properties without permission. While some are not ideal,

all of our greenbelts have at least one public access point. People should contact me if they're unsure of where greenbelts or access points are located.

I recommend that the Trails Committee be revamped as the Common Areas Committee and that they work on improving/marketing greenbelt boundaries and access points. I'm happy to help with that work