

Pine Forest Board Meeting Minutes for February 17, 2021

Board Members in attendance: Robin Jeffers, Heather Dean, Bill Ellis, Rick Gray and Jim Wurzer

Owners in attendance: None. One person was listening but would not identify themselves when asked.

Meeting done by telephone.

Lot changes: Chip Nevins & Amy Snover (Lot 132) have acquired the vacant lot next to them from Kurt & Susan Snover.

December 15, 2020 Board Meeting minutes were approved unanimously.

Liaison

Steve said the invoice for the recent snow pushback, road widening and sanding has not been received. The cost for such should be within budget. The Board thanked Steve and Heather for working well with the snowplow crew and keeping the owners informed of current road conditions.

Methownet

Robin said Methownet continues to test signal strength at different spots in PF and is pleased with the results.

Committee Reports

Wastewise

Rick reported this spring Wastewise will be able to pick up non-glass recycling in PF. We will get new and larger containers to deal with the addition of recycling to our normal refuse.

Water

According to Bill, Doug Hale, PF water manager, informed him that we can lock water meters which are not being used. Only Doug would be able to lock and unlock them. It means we have the option of charging owners who connected meters to the water system, but have not yet built on their lot, the dues associated with undeveloped lots. This idea will be presented to the water committee for further discussion. Heather will be able to coordinate in a way that any new water service connections will be charged for such on a pro-rated basis. The current practice of charging water fees based on connection status at the beginning of the budget cycle (June 1) will end. This also will need Water Committee approval.

Firewise

Brother's Fire were not able to work as long as planned this fall due to firefighting duties. There will be another cycle this year of 50/50 cost-sharing forest-thinning activity for private lots and the common areas of PF. Heather has contacted owners who are eligible to see if they are interested in participating. If you haven't already, please let her know as soon as possible, so she can submit applications before WDNR runs out of money. PFOA will apply for funding for the remaining untreated common areas Bristlecone Pond/Hill and the SE greenbelt.

Individual trees and tree limbs are still dying due to engraver beetle infestation. Diseased trees on private lots not concomitantly participating in the 50/50 program have been removed by Brother's Fire for a cost of about \$300 a tree. This will continue at the time the 50/50 work is done.

Bill asked a question about the best time for owners to cut down pine trees. Heather said if it won't be chipped, then late summer to early fall is the best time. Newly cut wood needs six months to dry out so that it does not become an attractant to beetles, which typically begins in April. Cutting early in that period means slash might be dry enough to burn by late winter/early spring.

Boundary Line Adjustment

The boundary line adjustment for Lots 19R, 63 and 78 was approved unanimously by the Board. The owners of lot 63 and 78 bought lot 19R. They did it because they were concerned that 19R was not thinned of trees. Thus, they purchased it, have thinned it and are merging half each with their other properties.

Zoom Meeting Capability

The Hearing Panel held a hearing on the lot 158 violation via Zoom. The process worked well and made it easier to converse with the video component. The Board decided to purchase the Zoom capability for \$150 a year. The Board will practice together a "Zoom session" to learn how to run it for Board meetings. The Board intends to offer it also for the Annual meeting, since it might not yet be Covid safe to hold an in-person meeting this year. The money for the purchase was not budgeted for but will be taken out of the allocation for the Annual meeting expense.

2021-2022 Budget

The Board started the process for setting up a budget for the 2021/2022 budget year starting July 1st. The process involves formulating a budget draft to present to the owners by May 15th. That means the Board will have to have the budget draft finished and approved by the April Board meeting. Approval for it will be sought at the Annual meeting scheduled for the Saturday of Memorial Day weekend. Bill will be soliciting owner suggestions for things they would like to include in the budget. Owners should expect a dues increase delayed past years due to the pandemic, including the cost for a state required Reserve Fund Study.

Owners Comment Period

No owners commented and the person on the line who did not identify themselves did not speak.

Executive Session: Lot 158 Violation Appeal Hearing Recommendation/Board Decision

The Board ended the telephonic session to go into Executive Session. Another session was started in order to see if the unidentified party was still listening. They were not. The Hearing Panel held a hearing on February 3 at the request of the owners of lot 158 regarding the enforcement action the Board instituted due to the gardens they built on PF greenbelt adjoining their property. The Panel's assignment was to recommend to the Board a course of action regarding the lot 158 violation. Following the Executive Session, the Board formalized its vote on the case. The Board decided unanimously to require the removal of the garden structures and all associated features by June 30, 2021. It did so to preserve the integrity of the greenbelts as common property belonging to all PF owners, which is specified under the Covenants.

Next Board Meeting

The next regular business Board meeting will be at 7PM on Wednesday April 7.

The meeting adjourned at 8:59 PM.

The Board will meet at 7 PM on February 23, March 9 and 23 to review Covenant and Bylaw revisions suggested by the Governance Committee.