

## Pine Forest Board Meeting Minutes June 16, 2021

Meeting done by Zoom, started at 7:05 PM

Board members attending: Robin Jeffers, Bill Ellis, Jim Wurzer, Helen Storey and Jim Rogers

Owners attending: Doug and Shery Wolfe, Joanne Kellie, Tara MacDonald, Jeff Bryce, Lynn Frisch, Claire and Walter Burt, Peter McComas, Cliff Oleszko, Byron, Catie Barber, Biggi Weischedel, Hiedi Blackie, Harry Burkholder

Helen Storey and Jim Rogers replaced Heather Dean and Rick Gray as Board members. Both are newly elected to a two-year term. Robin and Bill have been reelected to such. Robin, Bill and Jim approved the 4/7 and 4/28 Board meeting minutes. These three were the remaining members of the prior Board present for those meetings. Since there are two people named Jim on the Board, **Jim Wurzer will be referred to as Jim and Jim Rogers will be referred to as JR in the minutes.**

### **New Owners**

Lot 97 (28 Nighthawk) was sold by Peggy Anderson to Shane and Joanie van der Giessen. Lot 155C (37A Yellow Leaf) has been sold by Matt and Robin Nuffort to Craig Lee and Sandra Tassel.

### **Treasurer's Report**

Heather Dean is PF Treasurer which is not a Board position but whose work is reviewed by Board member Jim Rogers. Heather provided a spreadsheet for the current budget. Jim Rogers asked if there could be a legal way to try and recover the money that Zosel Lumber will likely not reimburse PF for logs that were sent to them by PF. The reimbursement has not been made and may not ever be paid due to a fire at the Zosel Mill. **The Board voted unanimously to ask PF owner and lawyer Pete Lewicky what can be done to pursue something like a lien on the Mill in an attempt to get reimbursed for the loss.** Pete will also be asked for the name of lawyers to pursue such action.

### **Liaison Report**

Steve Meyers said the vents in the higher water tank have been replaced. He also will uncover a drain for the south water tanks. Both of these actions were required as a result of the State Health Departments review of the PF water system. The electricity to run a well depth monitor on the north well will be installed as soon as the seasonal surface water around the pump house subsides.

### **Road Report**

Jim and Steve said the grading of the roads is in process. Justin Haase has a crew using a grader, roller and water truck to perform the work. The crew is doing a good job on the grading. The use of a roller will hopefully increase the longevity of the grading. PF had 10k dollars to pay for it. The work may exceed this cost and dip into the 2021-22 budget because mobilization for the work is a significant cost in itself. The roads were not graded last year due to various factors.

### **Methownet**

Robin said that Methownet is installing receivers and modems for service tied to the newer repeater placed on lot 91. Other sites in PF will soon receive new service or such an upgrade.

### **Quit Claim with Sun Mountain Ranch**

The Condominium Law Group (CLG) is preparing a Quit Claim on a legacy relationship PF had with the Sun Mountain Ranch.

### **Governing Document Revisions**

There will not be any action on revisions of the governing documents until the new Board members review the research and revisions that have been done already. JR suggested that the governing document revision process be revisited and the owners be better informed of the process and issues involved. JR thought the owners should be asked what they thought were the parts of the existing Covenants and Bylaws that they would like to be changed. Jim said Board members working on the revisions in early 2021 thought that it was better to clean up and pare down the changes to the documents suggested by the Revision Committee and CLG before letting the owners comment on the revisions.

Jim said he was frustrated about the Governing Documents revision process. He felt that the Board was making good progress in that they had a draft Bylaws and 40% of the Covenants/Declarations completed in early April. Bill pointed out that the Board had separated out sections that they wanted to ask CLG, the Governing Committee and/or the owners for their views on the changes to be considered. Jim stated that this process was stopped because a group of owners decided to send communication to not just the Board but to all the owners that questioned the Board's work and integrity. Jim thought if these folks really wanted to work with the Board to resolve these issues, they should have tried to work with the Board first. Jim said that the main person behind those actions will act in a similar role in any future attempt to revise the governing documents.

### **Enforcement Action on Violations**

Lot 158. The owners have until the end of June 2021 to remove material from PF greenbelt.

Lot 128. The owners have acknowledged the Covenant violation and agreed to the Board's suggestion to rectify it

Lot 1. A certified letter was sent to the owners to inform them that PF will place a lien on their property if they do not side their residence by August 31, 2021.

### **Reserve Study**

Bill and J.R. will work on finding an entity to conduct a Reserve Study for Pine Forest.

### **Search for Manager for PF**

Robin asked for a volunteer to work on defining the job duties of a manager for PF. Steve Meyers will give up those duties in about a year. Steve has refused remuneration for the work he is doing as Liaison. Jim stated that a couple of years ago PF advertised for a manager. No one was interested. Ideally it should be someone who lives in PF or at least close to it. Jim said that a "ball park" figure for paying a manager would cost each lot owner \$75 dollars in dues for 10k dollars of manager pay. There is no money in the 20-21 budget for such. The owners are encouraged to talk to anyone that might be interested in a such a position. If someone is interested, please let Jim know. Jim agreed to work with Steve in defining the duties of such a position and a plan to find someone to fill it.

### **Communications**

Helen is a new owner to PF. She would like to work on better methods for Owners to communicate and engage with each other. The use of Facebook is not utilized by all the owners and thus limits information sharing and communication. Helen said the group could work on defining what future expectations people have for the HOA, planning for the Annual Meeting and some ways to increase communication on the documents revision. The Board was supportive of such. Helen will reach out to owners to see if they are interested in participating.

### **Parking Placards and N. Blackjack summer/lake traffic**

Catie Barber asked the Board to allow one more placard per owner. She also did not want PF to "police" vehicle traffic and parking at the end of N. Blackjack. This action according to Catie and the "no trespassing" signs send a message that is not appropriate for our community.

The area at the end of N. Blackjack has 5 parking spaces for vehicles whose occupants use the Patterson Lake and Rader Creek trails. Catie also asked the Board to consider putting up speed bumps on N. Blackjack.

The owners with residences on N. Blackjack spoke about the high amount and speed of traffic, and the dust created by it.

The Board is aware of the situation on N. Blackjack. **The Board voted unanimously to not provide more than one parking placard per lot owner.** Covid restrictions are less than last year when the placard system was introduced and owners and their guests can more easily travel in one vehicle. People are encouraged to car pool, park in the contractor parking lot, bike or walk to the trail head. Speed bumps were too expensive to consider for placement. The Board did not and will not support anyone stopping cars to question the occupants. But the Board encourages owners to talk in a non-confrontive manner to people who might not be owners or their guests who use vehicles to get to the trailhead. A new sign will be placed at the beginning of Mugo saying entrance is only for owners and their guests. It will replace the no trespassing one.

#### **Lot 144 Burkholder Water Dues**

Harry Burkholder has a written agreement with the original owner of PF that he will be reimbursed for a third of his water service. This agreement is based on Burkholder's owning his pump and he pays for the electricity to run it. Otherwise, the residence has no water. The Board's interpretation of a third of the cost of the water service differs from that of Burkholder's. **Jim, JR and Bill voted to accept Burkholder's view. Helen voted no and Robin abstained.** The majority vote was based upon the vagueness of the word water service and the idea that it would cost the PF more money to enforce the other viewpoint.

#### **Annual Meeting**

The Board intends to have an Annual Meeting this fall. The details of such have not been decided in part due to how the Covid situation plays out.

#### **Owners Comments**

There were none.

Meeting adjourned about 9:10.

The next Board meeting will take place sometime in July.

**Submitted by Jim Wurzer,  
Pine Forest Board Secretary**