

## Summary of Pine Forest Owners Association Meeting on May 23rd, 2015

Our annual meeting was held at Sun Mountain Lodge. There were approximately 100 owners present representing 57 different properties in Pine Forest. The meeting began at 2:00 pm and ended at 5:30 pm, although people began to trickle out as we passed 4:30 pm. The attendees, with the exception of one, all have houses in Pine Forest. The FireWise presentation by Kirsten Cook and perspectives from the Fire Chief presentation by Don Waller were well received. The importance of becoming a FireWise community was explained in detail. There were many questions and after the presentation, there was the sense of general support for becoming a FireWise community.

6 candidates ran for 3 open positions for the Board of Directors. Anne Fox, Kim Walter and Heather Dean were elected to the Board. A number of volunteers stepped forward to fill our newly formed FireWise committee and fill an open position on the Architectural Review committee. We will also be forming a committee to evaluate and update our covenants and bylaws. Anyone wishing to serve on that committee please contact a Board member.

Summarizing the President's report, we consolidated Pine Forest management into a solo position with Brad Sawtell taking the reins last July. During last summer's power outages he and former water manager Larry Anderson did yeoman's work obtaining and installing temporary generators so that our water could keep flowing. If our water system had run dry we would have had to flush and disinfect the entire system which would have been expensive and time consuming. Kudos to Brad and Larry for stepping up when we needed them to. During last summer's wildfire season Rose O'Donnell and Nancy Waite put together an email list that was indispensable in informing members of the status of Pine Forest during the turmoil. We can only imagine the hours and effort it must take to formulate and maintain the list. This exemplifies the volunteer effort that makes our community a better place. Thank you Rose and Nancy! At last year's meeting there was a lot of discussion about garbage fees. Your Board decided to eliminate them. There was also a lot of discussion about inadequate signage. Thanks to the efforts of Bruce and Karen Aitken our signage situation is much improved. Thanks also to Bruce for his year of service on the Board. Thanks to Paul Vandegrift and Deb Dahrling for their creation and maintenance of an unofficial Facebook page for Pine Forest. See the Pine Forest website at [pine-forest.org](http://pine-forest.org) and look for the Facebook link on the homepage. Board member Anne Fox put a lot of time and effort in creating our new web site. If you have not been on the site lately you should check it out. The subject of nightly rentals was also a sore subject at last year's meeting. The Board carefully

considered this and came to the conclusion that nightly rentals are contrary to our Covenants and we decided to assess a \$1000 Fine to the offending homeowners. We stuck to our guns and were prepared to attach a lien to their property when they decided to sell. It has since sold and the new owners have assured us they have no intention of getting into the nightly rental business.

In his Treasurer's report Kent Hitch noted that Pine Forest financial and operating statements remain solid. We have approximately \$55,000 in emergency funds, kept in a CD.

Brad Sawtell's Manager's report notes that the Pine Forest water system is in good health. We have passed all tests since December of 2013. We are using 38% of our State water allotment. OCEC will be replacing power lines in some areas of Pine Forest this summer. That means some roads and electricity to homes will be unavailable during work ( 1-2 days). All affected homeowners will be notified prior to work that may affect their homes. As part of that work road repairs will be made. Forest Health has been a big issue for the Pine Forest manager this year. The rollout of our thinning project is ongoing. Please don't hesitate to contact Brad if you have any specific questions about your property.

We had a forest thinning project Q and A session led by Kent Hitch and Brad Sawtell. Our forester, Bill Berrigan and our forestry service company, Brothers Fire LLC (owned by Saul Labanauskas) have been making recommendations on how we should proceed. We are closely following their advice. Most of the private lots have been evaluated by Bill and he and his crew have flagged trees recommended for removal with green ribbon. **Any homeowner who sees a tree flagged on their property that they do not want to lose - remove the ribbon.** The green belts are still being flagged. It is estimated the total trees in Pine Forest that will be flagged for removal will total 1-2%. The removal will not begin until after September 1st giving everyone a chance to evaluate the potential impact for themselves.

If homeowners want additional tree removal or lot cleanup performed, now is the time to consider doing it. Please contact Brad for details. Saul will have his "masticator machine" make chips out the various slash piles that have been and will be created. If anyone happens to capture a photo of the machine in action, forward it to a Board member and we will put it on our website.

The final portion of the meeting was dedicated to a proposed garbage and recycling facility presentation led by Anne Fox and Brad Sawtell. After the presentation there was

near unanimous support shown by a show of hands. Although a one time assessment was included in the presentation, it is hoped that profit from our thinning project may be able to pay for the proposed facility. Based on the positive response from the membership, the Board intends to move forward.

Your new Board met on May 24th and Officers were elected. Board minutes will be posted separately.

Thank you,

Kim Walter, President

Anne Fox, Vice-President

Kent Hitch, Treasurer

Lyn Frisch, Secretary

Heather Dean, Board Member