

Monthly Newsletter



THE CONDOR

August 2024



THE OFFICIAL PUBLICATION OF THE PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION, INC.

Photo By: Wayne Diehl

Check out the exciting events happening this August!

Dear PMC Residents,

As we enter the month of August, I am pleased to share with you the exciting lineup of events planned by PMCPOA for our community. From the highly anticipated Community Garage Sale to engaging Teen Night activities, entertaining Movie Nights, live performances at the Clubhouse, and the delightful Concerts on the Green, an array of activities cater to diverse interests. Please use these opportunities to connect with your neighbors and enjoy the vibrant community spirit.

Moreover, the PMC Village is all set to host the not-to-be-missed Run to the Pines event, promising fun and excitement for all participants. And let's not forget the unique shopping experience that awaits you at the PMC Sunday Market at the Village. This market is a treasure trove of local vendors and artisans, offering a shopping experience like no other. Don't miss out on this opportunity to explore and support our local talent.

It is also imperative to stay informed about important community updates, including information on bear incidents, strategies for dealing with knapweed, general manager insights, chairperson updates, and the latest board meeting minutes. Your engagement with these updates ensures that you are well-informed and can contribute meaningfully to our community's progress.

We are truly grateful for your active participation and contribution to our PMC community. Your involvement enriches our community and makes it a wonderful place to call home. We deeply appreciate your continued support, which is the driving force behind our community's progress. Thank you for being an integral part of our PMC family.

Warm regards,

Editor

Save A Tree
Receive Your Newsletter
Electronically

In this newsletter you can expect:

Biological Control of Knapweed

Patrol Updates

Community Safety

Community News

Community Events

News You Can Use



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Please contact the PMCPOA office with change of address at the phone number listed. PMCPOA, Inc. does not endorse the products of advertisers in The Condor.

The PMCPOA Board of Directors meets on the third Saturday of every month at 10:00 am in the Condor Room of the Clubhouse.

All members are invited to attend the open session. The executive session is a closed meeting for the discussion of and action on legal and personnel matters, third party contracts, and member-requested hearings.

Members may request copies of the open Board Meeting minutes.

These requests should be made in writing to the Corporate Secretary. There is a charge per page for making copies of the minutes.

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Editorial and Advertising Deadline for September 2024

Monday, August 12th, 2024

If you have written an article, know of some mountain community news that may be of interest to the members, human interest or anecdotal stories, please feel free to submit to the editor for publication in an upcoming issue. Articles may be edited for length or content.

Email: communications@pmcpoa.com



Website: www.pinemountainclub.org
Facebook: www.facebook.com/pmcpoa

Letter from Incoming Chairperson: Jennifer Emett

INCOMING MESSAGE

I'd like to take this opportunity to welcome the members of our Board of Directors for the 2024-25 fiscal year. I am grateful for the opportunity to serve this community as your chair and look forward to a very challenging year. I trust in the passion of each board member and their desire to do the right thing for Pine Mountain Club and its residents.

The board members attended three days of orientation and training and have each volunteered to perform as liaison to standing committees along with Fire Safe Council. There are several committees that need more members. Please consider joining a committee; it's never too late to be involved. In fact, some committees have not had their first meeting for this year.

The project manager for the clubhouse renovations met with the board to answer any questions they had regarding the project. While there were eight general contractors solicited to bid, four came forward with their proposals. The board has requested to meet with each contractor, in person if possible.

To be clear, the project has not been approved to move past the construction bidding phase, therefore, viable construction and funding options have not been discussed.

One of the urgent goals for this board is to approve a reserve specialist to perform a full detailed physical reserve study. We need to understand the current state of the PMC POA assets, their remaining useful life and estimated cost of replacement. This study will include all components of the clubhouse. This analysis will be vital input to all renovation decisions.

I met with the Equestrian Center (EQ) Manager. She provided a very detailed analysis of her tenure as manager over the past eight years. A key takeaway was her discovery that other boarding ranches in our area provide employee housing, allowing them to pay minimum wages with little overhead while we strive to pay our staff a living wage. We will continue to discuss options for additional income streams and we're hopeful to bring the EQ closer to break even.

I'm frequently asked, "What is the board doing about the bears?" This is a huge problem that has resulted from several sources but the most concerning are generational habituation and higher requirements to issue depredation permits. The PMC POA Patrol is taking proactive measures to haze bears off of residential home sites, working with California Dept Fish and Wildlife (CDFW) and maintaining bear attempts and break-in location log, uploaded up to the Facebook page.

attractants and bear proof your home as much as possible. I intend to start a Task Force to provide more information to the members and looking for volunteers.



For more information, sign up for the email blast and refer to our bear information page:

Fire season is in full swing as we experienced smoky skies for several days. The maintenance crew will continue to clear dead trees, shrubs and cut back foliage as time permits.

I look forward to a challenging yet fulfilling year as your board chair, be safe and prepared for emergencies.

Thank you

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PMCP OA
**Community
Yard Sale**

SATURDAY/SUNDAY
8/24-8/25

9:00AM -5:00PM

Participate from the comfort of your own garage.
Sign Up and pick up a free permit in the office

Sign Up By August 19th



Update from General Manager: Todd Greisen

MANAGER UPDATE



One of our hot topics, continues to be bear break ins. If you visit our website, you will find a map with updated incidents reported to us. If you are a victim, or even see a bear, or bears, on your property please report details to Patrol. For immediate response, please call them at 661-556-1685. Simple observations, such as on your doorbell camera, can be reported to patrol@pmcpoa.com. Incidents should also be reported to California Department of Fish and Wildlife

In spite of all the media attention we're getting, efforts from California Department of Fish and Wildlife have been inadequate to mitigate the problems residents face. In case you haven't seen it already, please complete the online petition to state officials requesting they step up their efforts to help solve the problem coming from the national forest surrounding Pine Mountain Club. Our state government needs to hear from its voters. Because the problem has become generational, as in mama bears teaching their cubs, temporary solutions are clearly ineffective.

We are also taking action in PMC common areas for which we are responsible. A key area within our responsibility is the transfer site, where food waste is among the resident-disposed trash. Although additional fencing has been suggested, it's proven that bears will not be deterred by it, any more than they are deterred by other means of property protection. Electrified deterrents are under consideration and we hope to have solutions in place soon.

Along with the bear season, we have also dealt with a lot of heat this summer. Please remember that the clubhouse is air conditioned, and is open 8 to 5 daily, with free WiFi available to keep you cool and connected. The pool has also been a very popular amenity this summer. Staff reports to me that they've had to turn away visitors because we've reached capacity for safe swimming. I'm thankful to past board of directors who had the foresight to replace the smaller pool a few years ago, which would have been at capacity even more with the increased population of PMC in recent years. In addition, recent evenings at the lounge and restaurant have been among our busiest in recorded history, where food and entertainment can be included with your effort to remain cool. The kitchen and staff have also been pushed to their limits to support the needs of the community.

Of note regarding capacity, it's now evident that our post office is also running beyond its limits. In addition to PMC's population growth in recent years, the growth of online purchasing and changes in delivery methods has stretched our ability to service our customers. We continue to be just as busy as the peak holiday season on a daily basis. Amazon Prime is the dominant product provider who's impacted delivery by sending most items

to your post office instead of to your door, pushing our small-town post office to its limits almost daily. Package pick up from Frazier Park post office often requires several trips per day by staff, who then must temporarily store and sort packages, followed by placing notices in your mailbox.

It is at that point that they have officially been delivered, contrary to what your phone app may tell you. It's an overwhelming task, and your patience is appreciated as we do our best to continue service at this amenity.

We continue efforts to maximize the space available in the post office. As you peak through the front window, you can get a glimpse of the limitations we face. Floor space is a premium, where boxes can be temporarily stacked until resident pick up. Like many of you, staff is dealing with the hot weather. Our portable floor AC unit has recently been replaced with central air, keeping staff cool while adding just a bit more space where packages can be stored. More to come. Other infrastructure moves are underway to add more space for the package volume we process daily.

We continue to maximize space in the clubhouse, too. Facilities maintenance has moved their office out to the old pool pump house, where modifications have been made to accommodate staff and equipment storage. This has opened up more dining space in the Condor room, to allow for the greater demand of the lounge and restaurant.

Maintenance staff is also working on clearing an area we refer to as the 'contractor yard', putting us in a position to open additional RV storage facilities, increasing the capacity of that amenity and source of revenue. Other projects in the works by maintenance staff include annual slurry of some of our roads. For those of you who may be new to PMC, there is an ongoing schedule of road slurry each year, followed by restriping. This year, we're also adding roadway speed and 'stop ahead' warnings, to encourage safer driving. If your street was not impacted by this year's improvements, please know that you're on the schedule for the future.

Other, less critical, improvements to the golf course and Lampkin Park amenities are also in the works. Tee boxes are being leveled and we're adding foliage barriers to the north side of the lake where many golf balls are lost due to its proximity to the driving range. We're adding shading to the park and ball field grandstands to help with the summer heat. Lighting and fencing improvements to the tennis and pickleball courts continue as staff time allows.

Fern's Lake has been restocked this summer, and we've made some other minor improvements to that amenity. The Equestrian Center continues to expand its services to improve revenue and support the boarding community.

By purchasing the Askin (a.k.a. post office) building, we've become new members of the commercial properties' owners association. This has opened the door to work closer with them on events and other ways to invigorate our small-town economy and maintain property values. As always, I continue to look for ways to keep amenity costs low, while improving the opportunity for revenue increases to minimize subsidies. Both approaches are essential to keeping annual assessments as low as possible, during tough economic times that we all face. Thank you all for your support, as I do all I can with the support of the board of directors, to make Pine Mountain Club the best mountain community to live and visit in southern California.

Have a Great Day!

PMCPOA Patrol Updates

Monthly/YTD Patrol Recap for PMCPOA Board Meeting July 20, 2024

During the month of June 2024, Patrol responded to 425 calls for service. Observations and calls included in the following;

STR	#	YTD (fiscal)
Enforcement	76	770
Violations	3	47
Written Warnings	0	4
Incident Reports	0	4
Public Assists	185	2111
House/alarm checks	30	219
Agency Assists	5	92
Animal Control	4	84
Conflicts	10	58
Deaths reported	8	20
General complaints	14	208
Injury	1	4
Medical	0	1
Suspicious incidents	9	103
Traffic incidents	2	31
Welfare checks	6	53
Wildlife	73	719
STR CALL TOTALS	0	21
Other:		
Other:		

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Reminder from PMC Patrol

Important Association rules regarding pets are as follows:

4.07 Pets shall not be left outside unattended between dusk and dawn (this includes DOGS and CATS)

4.11 Dogs must be leashed and under control at all times...

4.12 Dogs are not allowed on the private property of others...

4.13 Excessive and/or habitual barking, howling, whining... is prohibited

4.14 Dog owners... are responsible for picking up and disposing of their dog's waste.

For complete Animal Control rules, see Association Rules Article 4. Property owners are responsible for understanding and following all PMCPOA rules.



Biological Pest Control on Invasive Knapweed

By: Gisa Seeholzer

Biological pest control offers several benefits over chemical methods. It's more environmentally friendly, as it doesn't involve the use of toxic chemicals that can harm the ecosystem. It's also a sustainable approach, as it relies on natural predators and parasites to regulate pest populations. Additionally, biological pest control is often more targeted, affecting only the intended pest species and minimizing harm to beneficial organisms. This method also has the potential to be cost-effective in the long term, as it can lead to reduced reliance on expensive chemical treatments.

The utilization of *L. obtusus*, flower weevils, for biological control of spotted knapweed, *Centaurea stoebe*, in Los Padres National Forest involves introducing the beetle to the area. *L. obtusus* has been found to effectively control the population of spotted knapweed by feeding on the plant and inhibiting its growth and spread. The beetle's feeding activity reduces the vigor and reproductive capacity of the knapweed, contributing to its control without causing harm to other native plant species. This biological control method has been studied and implemented as an environmentally friendly approach to managing the invasive species in the forest ecosystem.

I had an opportunity to visit the spotted knapweed hot spots with PMC Resident Elisa Christensen. Christensen spoke to our weevil supplier in Montana (where knapweed is most invasive), and the suppliers had great news. The Montana weevil suppliers said that since spotted flower weevils were placed in certain hotspots last fall, and as far as we know, we have yet to release them in 2023, there is a good chance that weevils were released on the mountain in years past. This would have given them a few years to propagate and spread, which they do at a pretty good rate, given that flower weevils have wings. Christensen asked Joe Ladin, PMCPOA EC Officer, about this, and he said he remembered some discussion of weevils years back but couldn't recall the details.



On Monday, July 15th, Christensen and I checked several knapweed hotspots for flower weevils. If they are abundantly present, Christensen believes it unnecessary to order any. (FYI, the flower weevils are \$90 per release, and the root weevils are \$160.)

When we discovered the flower weevil present at several hotspots, we were very excited to see that the population did not die out after their release into the area over four years ago.

"The big key to all this is keeping the knapweed from being ground up in the green waste site and sent back out as mulch into our properties. I understand the cost of hauling the green waste off the mountain to Lebec would be considerable. Still, perhaps we could have a brainstorming session with the transfer site employees and EC on how we can greatly reduce the likelihood of the knapweed returning to the community," says Christensen.

What to look for in the coming weeks... Starting this week and in the future, you will begin to see the pink flowers. Once this starts, and the flowers begin to turn brown and go to seed, it is critically important that we reduce the spread of the plant as aggressively as possible. If you see weevils on your knapweed, move them onto another plant or relocate them before throwing out the knapweed you collect throughout.

As a reminder, please pick up the yellow bags from the PMCPOA EC Office for collecting knapweed and dispose of them properly at the transfer site.

Help Spread Awareness

Spotted Knapweed

Spotted knapweed is a highly invasive, exotic plant native to Asia and Eastern Europe.

It is a short-lived perennial that reproduces by seed and produces a chemical that inhibits other plants from growing.

It is capable of producing dense monocultures that eliminate native and beneficial plants

Lockhart Native Plant Garden GoFundMe Campaign

The Lockhart Native Plant Garden was recently featured in a story on Channel 23 news in Bakersfield. Our local reporter, Avery Ellowitz, produced a nice story on the garden. You can see it by going to Channel 23 New in Bakersfield. [Lockhart Native Plant Garden continues to blossom with locals' support \(turnto23.com\)](https://www.turnto23.com). Also, with generous donations from the community of native plant lovers and volunteers we were able to purchase and replace some of the split-rail fencing around the garden, repair one of the benches, order new brochures, and have the garden paths scattered with slash. Thank you for all your support. Please continue to support the garden by donating to: Lockhart Native Plant Garden needs your help! Half of our fencing is nearly 20 years old and some of the rails are in need of replacement. Also, new plants and a new garden hose needs to be purchased. Please help by donating to our GoFundMe campaign. Donations can be made at <http://www.gofundme.com/lockhart-native-plant-garden>. Please visit our Facebook page: Lockhart Native Plant Garden.

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 AMY BROSNAHAN & ROGER NIEBOER: LESSER MORTALS
 ANN RANDOLPH: INAPPROPRIATE IN ALL THE RIGHT WAYS
 RICHARD MONTOYA: JERRY GARCIA IN THE LOWER MISSION
 SEBASTIAN BOSWELL III + CONNIE CHAMPAGNE + RëZZIN
 ERIN-KATE WHITCOMB + KURT REINHARD + CYNDY FUJIKAWA

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Community Updates & Safety

Do You Remember the 1994 Northridge Earthquake?

TOWN HALL

Quake Heroes

Date: Saturday, August 10th, 2024

Time: 10:00am-11:00am

Where: Condor Room, PMCPOA Clubhouse
Pancakes & Beverages Provided!



Town Halls

A series of town hall gatherings will take place at the clubhouse over the summer.

On **August 10**, the movie "Quake Heroes" will be screened. This film is a unique blend of Hollywood storytelling and real-life heroism, designed to inspire community resilience in preparation for the next big earthquake.

For more information contact

Elisa Christensen at 805-223-3314 pinemountainpulse@gmail.com www.pinemountainclubpulse.com/townhalls

Grilling Safety During the Summer

Safety Tips from the Emergency Preparedness Committee

- Only propane and charcoal barbecue grills may be used outdoors, and should never be used indoors.
 - The grill should be placed well away from the home, deck, railings and out from under eaves and overhanging branches.
 - Keep children and pets at least three feet away from the grill area.
 - Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
 - Never leave your grill unattended.
 - Always make sure your gas grill lid is open before lighting it.
- If you use a starter fluid, use only charcoal starter fluid. Never add charcoal fluid or any other flammable liquids to the fire.
 - Keep charcoal fluid out of the reach of children and away from heat sources.
 - There are also electric charcoal starters, which do not use fire. Be sure to use an extension cord for outdoor use.
 - Place grill on a fire-proof base/material to protect decks from hot coals and sparks.
 - When you are finished grilling, let the coals completely cool before disposing of them in a metal container, and store the container away from your home.

Charcoal Grills



Grilling Safety During the Summer

Propane Grills

- Check the gas tank hose for leaks before using it for the first time each year. Apply a light soap and water solution to the hose. A propane leak will release bubbles.
- If your grill has a gas leak that you detect by smell or the soapy bubble test and there is no flame, turn off the gas tank and grill. If the leak stops, get the grill serviced by a professional before using it again.
- If you smell gas while cooking, immediately get away from the grill and call the fire department. Do not move the grill.
- If the flame goes out, turn the grill and gas off and wait at least 15 minutes before re-lighting it.
- Remember, fire pits and open fires are prohibited in Pine Mountain Club. To homeowners who rent out their cabins and to those working at rental agencies, please ensure that your renters are informed of the [Pine Mountain Club Rules and Regulations](#).



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Assessment Dues

Assessments Were Due July 1st, 2024

The 2024/2025 assessment amount is \$1,961.00. The bills went out the first part of May and were due July 1, 2024. Please make sure to put your tract and lot # in the memo field if paying by check. Those numbers are found on your member or guest card right under your name.

Did you know that you can pay your Annual Member Assessments online?

Visit: <https://pinemc.cincwebaxis.com>

You'll be able to pay your assessments with credit card or e-check.

Please note the following fees:

\$1.99 for e-check processing and 3.25% for credit card processing.

You can still pay by paper check or cash at the PMCPOA Business Office.

Wildlife

Reminder: Do Not Feed Wildlife

Reminder: Rule 7.03. The feeding of or providing food in any manner to bears, mountain lions, bobcats, raccoons, deer, foxes and/or coyotes is strictly prohibited on any lot or other portion of the Pine Mountain Club development. "Feeding" includes giving, placing, exposing, depositing, distributing, scattering, or allowing food or any edible material to remain in the development that may attract wildlife. Food or any edible material left outside unattended is prohibited and is considered feeding the wildlife. This prohibition will be strictly enforced, and the California Department of Fish & Wildlife will be notified of any violations.

The deadline for taking in all bird seed, nuts, suet and hummingbird feeders was April 1, so they should be away for the season now as well.

Thank you for your cooperation!



Concert on the Greens

A Big Thank You!

We want to express our gratitude to everyone who graced the Concert on the Greens in June and those who came to our Member Appreciation Day. The event was a resounding success, with an exuberant crowd, lively dancing, and delightful conversations set against the backdrop of sensational music.

A big shout out to all the bands who have kept our association rockin' this summer.

Save the date for the upcoming August Concert on the Greens!

PMC
In Beautiful Pine Mountain Club

SUNDAY MARKET

Farmer's Market & Vendor Bazaar

- Produce
- Farm Meats
- Nuts, Dried Fruit
- Flowers
- Mushrooms
- Live Music
- Herbs
- Crafts
- Jewelry
- Gifts
- Woodwork
- Garden Bar

10am to 2pm
The Perch at 16200 Mil Potrero
Pine Mountain Club 93222

Follow us on
pmcsundaymarket

August Concert on the Greens

Date: Saturday, August 31, 2024

Time: 4:00pm-7:00pm

Where: On the Greens

Bands: Live from Earth Pat Benatar & Beyond



PMCPOA July Recreation & Programs

Pickleball

Monday- 9:00am-11:00am
 Wednesday- 7:00pm-9:00pm
 Saturday- 9:00am-11:00am

Times are subject to change.

Guilds



Mondays & 1st & 3rd
 Wednesdays:
Lace Guild (Pavilion)
 10:00am-3:00pm

2nd, 4th, & 5th Wednesdays:
Quilt Comfort Zone (Pavilion)
 9:00am-3:00pm

First Thursday:
Quilt Guild Business Meeting
 (Pavilion, April-December)
 6:00pm

Every Friday:
Quilt Chat & More
 (Pavilion)
 9:00am-3:00pm

PMC Pool Hours

Morning Lap Swim
 8:00am-10:00am

Open Swim
 10:00am-7:00pm
 *Please See Water Aerobics

Evening Lap Swim
 7:00pm-8:00pm

Water Aerobics (\$5/person)
 Monday, Wednesday, Friday
 10:00am-11:00am



Recreation Room Hours

Open Daily
 12:00pm-5:00pm

Arts & Crafts for Kids
Sundays
 3:00pm-5:00pm

PMC Fitness Classes

Yoga with Deb
 Tuesdays & Thursdays
 @ 12:00pm
 \$10/ person

Rise & Shine with SunJay
 Tuesdays
 10:00am-11:00am
 \$5/ person

Tai Chi with Shannon
 Mondays- 5:00pm-6:00pm
 Tuesdays- 4:30pm-5:30pm
 Thursdays- 9:00am-10:00am
 \$20/ person

Meditation Club
 Mondays- 12:00pm

Ecstatic Dance with SunJay
 Last Wednesday of the Month
 7:00pm-9:00pm
 \$15/ person



Member & Guest Card Information

If you have any questions regarding member cards, guest cards, pool key cards, or member card stickers, please call (661) 242-3788, ext. 225, or email adminclerk@pmcpoa.com Monday through Friday.

Please remember to always carry your member or guest card with you in PMC. You may be asked to present it at the transfer site or in the clubhouse. Also, if you are asked to show your ID in the lounge, please do so; otherwise you will not be served any alcohol.



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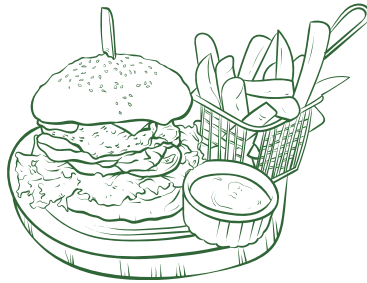
Clubhouse & Lounge Line-Up

Condor Restaurant

Thursday Night Special:
4:00pm-7:30pm
Friday & Saturdays
4:00pm-9:00pm

Piano Bar

8/2- Drew Lesso
8/3- Dave Silversparre
8/9- Steve Wilkinson
8/10- Steve Wilkinson
8/16- Drew Lesso
8/17- Richard Schwagerl
8/23- TBA
8/24- Dave Silversparre
8/30- Richard Schwagerl



Condor Cafe Hours

Wednesday - Friday

Breakfast 8:00am-11:00am
Lunch 11:00am-2:00pm

Saturday - Sunday

Breakfast 9:00am-12:00pm
Lunch 12:00pm-2:00pm

Sundays: Breakfast & Lunch are served in the Condor Restaurant & Lounge with a full bar.

Condor Lounge Bar Hours

Thursdays: 4:00pm-1 0:00 pm
Friday: 4:00pm-11:00pm
Sat, 4:00pm-11:00pm
And for special occasions

Bands

8/2 - Foxtail Rangers
8/3 - The Sidemen
8/9 - Roger Wynfield
8/10 - Michael Peters & the Monsters
8/16 - Haven
8/17 - Mile High
8/23 - Karaoke
8/24- The Renegades
8/30 - Asher Nicholson
8/31 - Live from Earth Pat Benatar & Beyond (4-7pm)
- Bandit (7-11pm)



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PMCPOA Standing Committees

Most committees meet in person. Please check with each committee for current details about the meetings.

Communications Committee:

Tuesday, August 6th, 2024 (Zoom)
6:00pm

Greens and Grounds:

Friday, August 2nd, 2024 (Pro Shop)
9:00am

Environmental Control:

Friday, August 2nd, 2024 (Condor Room)
2:00pm

PMCPOA Board of Directors:

Saturday, August 17th, 2024 (Condor Room/
Stream)
10:00am

Emergency Preparedness:

Saturday, August 24th, 2024 (Pavilion)
9:00am

CERT:

Saturday, August 24, 2024 (CERT Facility)
10:30am

Governing Documents

Saturday, August 3rd, 2024 (Pavilion/Zoom)
9:00am

Planning

Saturday, August 10th, 2024 (Pavilion/Zoom)
10:00am

Budget & Finance:

Wednesday, August 21, 2024 (Condor Room/Zoom)
5:00pm

Transfer Site Summer Hours

Daily: 8:30am-5:00pm

Thursdays: 8:30am-7:00pm

** For PMC residents/ guests only; please bring your member or guest card.*

** Four vehicles at a time at the site; please wait your turn outside.*

** Please secure your trash before heading to the site. * Please do not leave trash outside the gate of the Transfer site. This is for your safety and the safety of the bears.*

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PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of July 20, 2024. Complete minutes are available at the business office or online under the member link at www.pinemountainclub.org after their approval at the next board meeting. In the regular open meeting Chair Jennifer Emett called the meeting to order at 10:00 a.m. Eight directors attended: Cam Acosta, Mark Bailey, Shawn Coulter, Jennifer Emett, Philip Gabriel, Randall Gates, Carolyn Gilbert, and Brad Hudson. Director Candace Bennett was excused. Also, in attendance were general manager Todd Greisen and recording secretary Grace Wollemann.

MOTION by Director Hudson, **SECOND** by Director Bailey to approve the amended agenda for the Board of Directors Meeting of July 20, 2024. Directors Bailey and Coulter abstained. Directors Acosta, Gabriel, Gates, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to approve the amended consent agenda. Directors Bailey and Coulter opposed. Directors Acosta, Gabriel, Gates, Gilbert, and Hudson approved. **MOTION** carried.

There were twenty-five (25) committee applications for approval.

Chair Jennifer Emett presented the chair's report.
General Manager Todd Greisen presented the managers' report.

MOTION to ratify the review of the Association's April, May and June 2024 financials in accordance with Civil Code §5500 and §5501. **MOTION** withdrawn.

The board acknowledged receipt of the committee minutes.

There was one (1) environmental control committee project recommended.

There were zero (0) cottage industry permits requested.

OLD BUSINESS:

None

NEW BUSINESS:

MOTION by Director Gilbert, **SECOND** by Director Gabriel to review and approve **RESOLUTION #01-07-20-2024**, the update to *Association Rule 3.05* (General Rules) as submitted. Directors Bailey, Coulter and Gates opposed. Directors Acosta, Gabriel, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Bailey to review and approve **RESOLUTION #02-07-20-2024**, the update to *Association Rule 3.12* (General Rules) as submitted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to review and approve **RESOLUTION #03-07-20-2024**, the update to *Association Rule 12.02* (Golf Course) as submitted. Director Coulter opposed. Directors Acosta, Bailey, Gabriel, Gates, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to review and approve **RESOLUTION #04-07-20-2024**, the new *Association Rule 21.26* (Unimproved Lots) as submitted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the update to the User Fee schedule. Director Bailey opposed. Directors Acosta, Coulter, Gabriel, Gates, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the Consent Calendar. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Acosta to approve the new Business Policy B-11 (Meet the Candidates). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the update to Business Policy G-1 (Hearings before the Board). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to sanction the following clubs: Pine Mountain Golf Club, Pine Mountain Meditation Club, Pine Mountain Pickleball Club, Pine Mountain Scrappers Quilt Guild, PMC Guitar Society 2024, PMC Sandlot Club, Tuesday Celtic Session Club and White Sage Lace Guild. **MOTION** carried.

MOTION to add board liaisons to PMC's elected government officials including but not limited to the county supervisor, state representatives and federal representatives. **MOTION** withdrawn.

MOTION to start a food closet that would be funded by PMC and donations from the community. **MOTION** withdrawn.

The board sent and received twenty-five (25) items of correspondence.

The next Regular Open Board Meeting will take place on **August 17, 2024 at 10:00 a.m.** in the **Condor Room**.

Meeting adjourned at 1:10 p.m.

Treasurer's Report & Compliments, Concerns, Complaints

Treasurer's Report

Due to the implementation challenges of our new association management and accounting system, we've been unable to provide accurate numbers for the board to approve monthly financials. We've been unable to reconcile numbers between the old system and the new one. Audits and corrections are nearly complete, but not in time for approval at the June board meeting. Accounting anticipates providing completed financial statements for April, May, June, and July in time for board approval in August. Following that, the accounting department will begin working with our external CPA for PMC's annual audit, which is expected to be completed by October or November of this year and will be available for membership review following board approval.

Thank you for your patience!

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Member Fines Report

FINES: The Board of Directors imposed fines at their executive session on July 20 (2024) for the following violations:

1. Association Rule 4.13 (Excessive Barking)
2. EC Code 21.13C (Design consistency)
3. EC Code 21.14C (Colors on structure)
4. Association Rule 4.07 (Pets Outside Unattended)
5. Association Rule 4.11 (Off Leash)
6. EC Code 21.21 (Reforestation)
7. EC Code 21.20A (Exterior Fire)
8. Association Rule 22.03B
9. Association Rule 22.03C

Compliments Concerns & Complaints

Monthly CCC recap: For the August 2024 CCC column, there were no submissions. All of the submissions are published in the monthly Condor.

Thank you for your submissions to the Compliments, Concerns, and Complaints Box. It takes a village to run a village, and your care and concern help keep PMC the wonderful place we love. The CCC box in the lobby and the online version on the PMCPOA website exist to allow members to voice their compliments, concerns or complaints publicly when appropriate. Once a submission is received, it is directed to General Manager Todd Greisen, who writes the response or sends the submission to the appropriate staff member or department to write the response.

When you submit to the CCC boxes, look for responses in the next month's edition of the Condor. (Note that the monthly submission deadline for the Condor is the Monday before the Board of Directors meeting.) Please be sure to include your contact information. While your name will not be published or posted, we don't respond to anonymous submissions. If you have a concern that involves maintenance, sanitation, or safety issues, or is of a confidential nature, please contact the Business Office immediately at 661-242-3788.

Thank you!



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Mondays - Aug. 12, 19, 26, Sept. 2

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