

MINUTES  
PINE MOUNTAIN CLUB PROPERTY OWNERS' ASSOCIATION, INC  
BOARD OF DIRECTORS' – REGULAR MEETING  
SATURDAY, MAY 18, 2024  
8:00 AM – CONDOR ROOM

The minutes reflect the decisions made during the meeting, but not what is actually said at the meeting. The minutes are a permanent record of actions taken by the board. Agenda available upon request.

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**I. CALL TO ORDER**

Chair Bill Lewis II called the meeting to order at 8:00 a.m. Eight directors attended: Mark Bailey, Richard Ballard, Jennifer Emett, Philip Gabriel, Carolyn Gilbert, Brad Hudson, Bill Lewis II, and Ellen McClellan. Director Cam Acosta was excused. Also, in attendance were general manager Todd Greisen and recording secretary Grace Wollemann.

**II. ADOPT THE AGENDA**

**MOTION** by Director Gilbert, **SECOND** by Director Hudson that the agenda for the Board of Directors Meeting of May 18, 2024 be adopted.

**MOTION** by Director Hudson, **SECOND** by Director McClellan to amend the agenda for the Board of Directors Meeting of May 18, 2024 and remove the motion to ratify the Association's April 2024 financials. **MOTION** carried.

**MOTION** by Director Hudson, **SECOND** by Director McClellan to approve the amended agenda for the Board of Directors Meeting of May 18, 2024. **MOTION** carried.

**III. CONSENT AGENDA**

There were zero (0) committee applications for approval.

**MOTION** by Director Gilbert, **SECOND** by Director McClellan to approve the draft minutes of the Board of Directors' Regular Board Meeting April 20, 2024.

**MOTION** by Director Hudson, **SECOND** by Director Emett to amend the draft minutes of the Board of Directors' Regular Board Meeting April 20, 2024 and add Director Hudson's approval vote for Resolution #07-04-20-2024, Resolution #08-04-29-2024 and the user fee. **MOTION** carried.

**MOTION** by Director Hudson, **SECOND** by Director Emett to approve the amended minutes of the Board of Directors' Regular Board Meeting April 20, 2024. **MOTION** carried.

**IV. OFFICER REPORTS**

1. Chair's Report..... **See Condor**
2. General Manager's Report..... **See Condor**
3. Treasurer's Report..... **See Condor**

**Discussion:** The general manager explained that due to a new software system, April's treasurers report will be in next month's board meeting along with May's.

**V. COMMITTEE MINUTES ACCEPTANCE**

The board acknowledged receipt of the committee minutes.

**VI. EC RECOMMENDATIONS**

**MOTION** by Director Gilbert, **SECOND** by Director McClellan to approve seven (7) environmental control committee project recommendations. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Hudson to approve one (1) cottage industry permit. **MOTION** carried.

**Discussion:** The board members discussed the gazebo on Yukon Way and were informed that the gazebo has been sent to Kern County for approval.

**VII. MEMBER'S OPEN FORUM**

**Discussion:** Members discussed the election committee, the planning committee survey and speeding.

**VIII. OLD BUSINESS**

None

**IX. NEW BUSINESS**

**MOTION** by Director Gilbert, **SECOND** by Director Ballard to rescind the action by the board regarding the EC committee recommendation for a variance to the side setback on 3507-175. **MOTION** carried.

**Discussion:** Discussion ensued regarding whether the EC committee can approve a variance when some members opposed the variation.

**MOTION** by Director Gilbert, **SECOND** by Director Ballard to approve Business Policy A-5 (Business Policy Review). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Hudson to approve Business Policy C-6 (Safety Shoe/Boot Reimbursement). **MOTION** carried.

**X. INFORMATION AND CORRESPONDENCE**

The board sent and received twelve (12) items of correspondence.

## **XI. DIRECTORS' FORUM**

**Director Lewis** - Report from Mountain Communities Family Resource Center Misty Johnston

**Discussion:** Discussion ensued regarding how to identify members needing assistance during an evacuation and the resources available at the resource center. It was also noted that no money has been spent in the past year from the "Aging in Place" fund.

### **Committee Liaison Report**

**Director McClellan** - Budget & Finance (3<sup>rd</sup> Wednesday at 5:00 p.m.) – **No quorum**

**Director Hudson** – Communications (1<sup>st</sup> Tuesday at 6:00 p.m.)

**Discussion:** The Communications Committee met by Zoom on Tuesday, May 7<sup>th</sup>. The committee discussed continuing development and migration to our new website which they have been actively involved with. They discussed the need for additional outreach and education to visitors (and residents) about PMC's fireworks ban, with the upcoming 4<sup>th</sup> of July holiday. They are continuing to look at options for changeable message signs which could be used for this and other purposes. Communications continues to work with the Planning Committee on increasing survey participation and developing best practices for communications with future surveys. The next meeting is scheduled for Tuesday, June 4 at 6:00pm by Zoom.

**Director Gabriel** - Emergency Preparedness (4<sup>th</sup> Saturday at 9:00 a.m.)

**Discussion:** The committee continues to work on the radio safety net and future seminars.

**Director Gilbert** - Environmental Control (1<sup>st</sup> Friday at 2:00 p.m.)

**Discussion:** See environmental control recommendations above.

**Director Hudson** – Fire Safe Council

**Discussion:** Kern Fire Safe Council just heard back from USDA that they have been awarded a grant to improve evacuation and emergency response flow, and decrease fire starts along Highways 58, 202, and 223. They are still waiting to hear back on the Hart Flat fuel break, and Community Wildfire Protection Plan grants. Their new project manager for the Home Ignition Zone (HIZ) program for the Mt Pinos Communities is currently planning that project and they will have more information on that program soon. And please stop by their booths at the Lilac Festival and July 4 weekend celebration at Cub Lake in Bear Valley Springs.

**Director Ballard** – Governing Documents (1<sup>st</sup> Saturday at 9:00 a.m.) - **Dark**

**Director Lewis** - Greens & Grounds (1<sup>st</sup> Friday at 9:00 a.m.)

**Discussion:** The Greens & Grounds committee met on May 3. Among the items discussed were a target date in June for restocking Fern's Lake, fence repairs on tennis courts, and recruiting volunteer marshals for the golf course during weekends. Although the pool doesn't open officially until Memorial Day weekend, it has opened temporarily a few hours each weekday morning for lap swimming as an opportunity for staff to prepare and check the water, temperatures, chemicals, and other equipment

before Memorial Day weekend. There were 472 rounds of golf played in April with 3 days closed due to inclement weather.

**Director Bailey** – Planning (1<sup>st</sup> Saturday at 1:00 p.m.)

**Discussion:** The committee asked whether they can move their time slot of their meeting.

**Director Acosta** – Mil Potrero Mutual Water Company (2<sup>nd</sup> Saturday in July at 10:00 a.m.) - **Dark**

**XII. MEMBERS' REBUTTAL FORUM**

None

**XIII. ADJOURNMENT**

In the April 20, 2024 executive session, the following was discussed:

|                                       |  |
|---------------------------------------|--|
| Litigation/Potential Litigation – (1) | 1-Discussed  |
| Contract's – (2)                      | 2-Discussed  |
| Forbearance Agreements – (7)          | 7-Approved, 3507-367; 3566-525; 3508-294; 3566-372; 3567-006; 3507-297; 3402-175 |
| Foreclosure Requests – (1)            | 1-Approved, 316-282-05-00-3  |
| Hearings (5)                          | 4-Discussed<br>1-Approved, 3567-330, \$1,000                                     |
| Personnel – (0)                       | 0-Discussed  |

The next Regular Open Board Meeting will take place on June 15, 2024 at 10 am in the Condor Room.

**MOTION** by Director Bailey, **SECOND** by Director Gilbert to adjourn.

Meeting adjourned at 8:54 a.m.

Acknowledgement of Board Approval by:

  
Carolyn Gilbert, Corporate Secretary

June 15, 2024  
Date