



# PINELOCH SUN QUARTERLY HOA MEETING

APRIL 25, 2020



**FIREWISE USA™**  
A PRIVATE MEMBERSHIP COMMUNITY

# ZOOM MEETING SET-UP

- Meeting scheduled from 9:30-11AM. Actual time will depend on interaction.
- Each Board member will present on their topic.
- Board member will pause to see if anyone has a questions after their section.
- You can ask a question or make a comment in the chat. Moderator will ask the question out loud for the group.
- There's time set aside at the end of the meeting for an open discussion.
- Please mute your mic when others are talking.
- Turn video on or off, depending on your preference.
- Have an open mind – this is our first virtual meeting so there might be some glitches, but let's have some fun with it.

# OUR MEETING AGENDA

**01**

## **BOARD ROLE CALL**

Meeting Overview: Mark

**02**

## **OLD BUSINESS**

Secretary: Prior meeting minutes approved  
Treasury Report: Bonnie

**03**

## **MEMBER ADMINISTRATIVE BUSINESS/REQUESTS**

**04**

## **COMMITTEE REPORTS**

- Technology: Dave
- Firewise: Mark
- Water: Robb
- Roads & Maintenance: Ken
- Architecture: Bob
- Budget: Bonnie
- Communication: Celestina

**05**

## **OPEN FORUM**

Time for members to ask questions,  
make comments or just share  
something fun.

**06**

## **CONCLUSION**

**07**

## **NEXT MEETING NOTICE**



# YOUR BOARD OF DIRECTORS



**MARK**  
President



**DAVE**  
Vice President



**BOB**  
Secretary



**BONNIE**  
Treasurer



**KEN**  
Roads &  
Maintenance



**ROBB**  
Water



**CELESTINA**  
Communications



# OUR GUIDING PRINCIPLES

01

## TRANSPARENCY

**Transparency of progress** regarding agreed membership priorities – water, roads and maintenance.

02

## CONSISTENCY

**Consistency of communication** via multiple methods including website, email, mail, social media, etc.

03

## CONTINUOUS IMPROVEMENT

**Continuous improvement** is how PineLoch Sun is managed – for the good of our membership community.



A scenic view of a lake and mountains from a balcony. In the foreground, a dark brown metal railing runs across the bottom. Behind it, a square table covered with a light-colored, textured cloth sits on a gravel patio. Three matching metal chairs with mesh backs are arranged around the table. The background features a large, calm lake with a sandy beach in the distance. Beyond the lake, there are rolling green hills and a range of dark, forested mountains under a blue sky with scattered white clouds. The scene is framed by the branches of evergreen trees on the left and right sides.

**TREASURY**

# TREASURY REPORT

April 2020 "At A Glance"

## Budget to Actuals March 31,2020

	Projected	Actual	Dif.
<b>Income</b>	\$ 512,626.00	\$ 526,501.56	\$ 13,875.56
<b>Expenses</b>			
Roads	\$ 100,655.00	\$ 104,976.83	\$ 4,321.83
Water System	\$ 77,717.00	\$ 74,317.12	\$ 3,399.88
Lodge & Pool	\$ 77,015.00	\$ 66,887.34	\$ 10,127.66
Fire Protection	\$ 10,000.00	\$ 8,358.46	\$ 1,641.54
Other	\$ 76,165.00	\$ 76,044.57	\$ 120.43
<b>Total Expenses</b>	<b>\$ 341,552.00</b>	<b>\$ 330,584.32</b>	<b>\$ 10,967.68</b>

## Capital Expenses

<b>Lodge &amp; Pool</b>		
Reclaimed asphalt	\$ 25,000.00	\$ 17,072.40
Water System	\$ 32,033.00	\$ 29,585.33
Water Storage	\$ 20,000.00	\$ 1,976.50
Emergency Power	\$ 30,000.00	\$ 29,585.33
Side by Side	\$	\$ 20,000.00
Skid Steer	\$ 36,000.00	\$ 27,000.00

Accounts Receivable Aging Bal.	03/31/2020	\$ 36,501.12
	02/29/2020	\$ 38,567.62
	03/31/2019	\$ 17,822.65

## Balance Sheet

Total Reserve Accounts	\$ 677,152.89
Water System Improvements (Savings)	\$ 34,913.68
Total Operating Accounts	\$ 260,637.22
Total CD's	\$ 10,742.07
Total Accounts Receivable	\$ 23,946.35
Total Fixed Assets	\$ 741,010.49
Misc (bill.com cash in/out)	\$ 3,394.85
<b>Total Assets</b>	<b>\$ 1,751,797.55</b>
<b>Total</b>	

## Credit Card

Credit Card Statement March	\$ 2,734.76*
Credit Card Statement February	\$ 875.65
Credit Card Statement January	\$ 1,742.57

\*2,449.96 of March Credit card bill is Transmission plus

## Transactions over 500.00

03/09 Sportland	\$ 647.94 pole saw
02/03 Elk Point Services	\$ 621.01 Diagnostics Skid steer
02/18 A-1 Petroleum	\$ 701.08 propane
01/15 A-1 Petroleum	\$ 625.31 propane

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**TECHNOLOGY**



# TECHNOLOGY



- **ZOOM ZOOM:**  
We're excited to host our first Zoom Meeting. Consider doing both virtual and in-person meetings in the future.
- **WI-FI RANGE EXTENDERS:**
  - Wi-Fi coverage extenders will be added for lakeside deck and pool area - *when Lodge reopens.*
  - Passwords are not required in the Lodge area.



A scenic view of a lake and mountains from a balcony. In the foreground, a dark brown metal railing runs across the bottom. Behind it, a square table covered with a light-colored, textured cloth sits on a gravel patio. Four matching metal chairs with mesh backs are arranged around the table. The background features a large, calm lake with a sandy beach, surrounded by lush green trees and a range of mountains under a blue sky with light clouds. A semi-transparent blue rectangle with a white border is centered over the middle of the image, containing the word "FIREWISE" in white, bold, uppercase letters.

**FIREWISE**



# CHIEF JACKSON

## Observations

- Blind corners
- Vegetation right up to road edge
- Narrow roadways – have evacuation plan for traffic flow out and emergency vehicle into community in the event of a wildfire; bolster turn out areas.
- Escape routes not marked – plan escape routes for vehicles and foot traffic
- Emergency Warning Siren - next to blue water tank Upper Highland Loop. Confirm it's operational.
- Standpipe housing structures – GREAT! Confirm at least 100 feet of hose and nozzle.





# CHIEF JACKSON

## Safety & Firewise Recommendations

### SAFETY

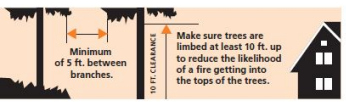
- Develop and Communicate a PLS Evacuation Plan. Setup a phone tree to quickly and easily spread information amongst the PLS community.
- Research and complete a feasibility study for enhancing or adding additional egress paths to PLS Divisions 1 & 2. Potential location at the end of Dumbarton.
- Create a map identifying shed and PLS hydrant location.
- Ensure each shed has 100 ft of hose and is working condition.

### FIREWISE

- Continue to reduce/eliminate ladder fuels
- Limb trees up to 30 feet; especially near corners to increase visibility for fire department as well as normal traffic conditions.
- Maintain a 10-foot buffer on each side of PLS roads creating a fire break, where and when possible.
- Continue to communicate, educate, and encourage PLS Members to “firewise” their properties.

# Defend Your Home from Wildfire

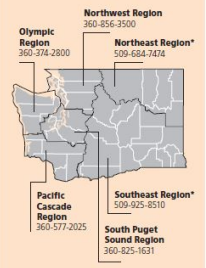
**NO COST EVALUATION**  
 \* If you live in DNR's Northwest Region, 360-856-3500 or DNR's Northeast Region, 509-684-7474 or DNR's Southeast Region, 509-884-3472, DNR foresters can come out and assess your home at no cost.



Make sure trees are limbed at least 10 ft. up to reduce the likelihood of a fire getting into the tops of the trees.



dnr.wa.gov



FOR MORE INFORMATION ABOUT FIRE PREVENTION, CONTACT YOUR LOCAL DNR REGION OFFICE

TO REPORT A FIRE, PLEASE CALL 1-800-562-6010

# FIREWISE

## • REQUEST FOR VOLUNTEER(S).

1. We are **looking for a volunteer(s)** to spearhead our Firewise initiatives. Linda has done an amazing job, and now she's ready to pass the baton.
2. **Responsible for helping keep us compliant** with our Firewise responsibilities to remain a recognized Firewise community.
3. Help us **identify any grant funds** that might be available for community improvements. No funds are currently available.

• **FREE FIREWISE ASSESSMENT.** The Kittitas Conservation District does free assessments for our members. 509.925.3352.

- Wendy Mee: [wendy-mee@conserveva.net](mailto:wendy-mee@conserveva.net)
- Brent Dixon: [brent-Dixon@conserveva.net](mailto:brent-Dixon@conserveva.net)

• **FIREWISING YOUR PROPERTY.** We participate in the Roving Chipper Program and have Little Arizona to discard natural debris (no construction waste).



**FIREWISE USA**  
 Residents reducing wildfire risks

A scenic view of a lake and mountains from a balcony. In the foreground, a dark brown metal railing runs across the bottom. Behind it, a square table covered with a light-colored, textured cloth sits on a gravel patio. Three matching metal chairs with mesh backs are arranged around the table. The background features a large, calm lake with a sandy beach in the distance. Beyond the lake, a range of forested mountains rises under a blue sky with scattered white clouds. Lush green trees and bushes frame the view on both sides.

**WATER**

# WATER



- All is going well.
- Testing is current.
- Two leaks repaired.
- No progress on engineering bids (COVID-19).

A scenic view of a lake and mountains from a balcony. In the foreground, a dark brown metal railing runs across the bottom. Behind it, a patio area with a gravel surface contains a square table covered in a light-colored, wrinkled cloth and four matching chairs. The background features a large, calm lake with a sandy beach, surrounded by lush green trees and distant mountains under a blue sky with light clouds. A semi-transparent blue rectangular box with a white border is centered over the middle of the image, containing the text "ROADS AND MAINTENANCE" in white, bold, sans-serif capital letters.

# ROADS AND MAINTENANCE





# ROADS & MAINTENANCE

- The Road material is ordered and the equipment is scheduled for May 26<sup>th</sup>. The first week is prepping the roads, then we lay the reclaimed material and try to put down the dust abatement the following week, weather permitting. Every PLS road has a layer and we are now replacing / repairing the worst sections first. We will prioritize the sections of road that need the material.
- Loren meeting with Ben Flowers w/ Wilderness Ridge Tree Service LLC to assess and identify dead and other trees along the road easement that require felling.
- Waiting on response / final decision on painting contractor bids
- Need to research and select and order pool furniture and will share findings with Board
- Our side project for the summer will be ditches in Division 3 and improving the “bypass road” down by the Tom Write gate.

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# ARCHITECTURE

A person wearing a black jacket and dark pants is using a chainsaw in a wooded area. The chainsaw is black and has a yellow fuel tank. The person is holding the chainsaw with both hands, and the blade is visible. The background shows green trees and a dirt path. A blue semi-transparent overlay covers the middle part of the image, containing text.

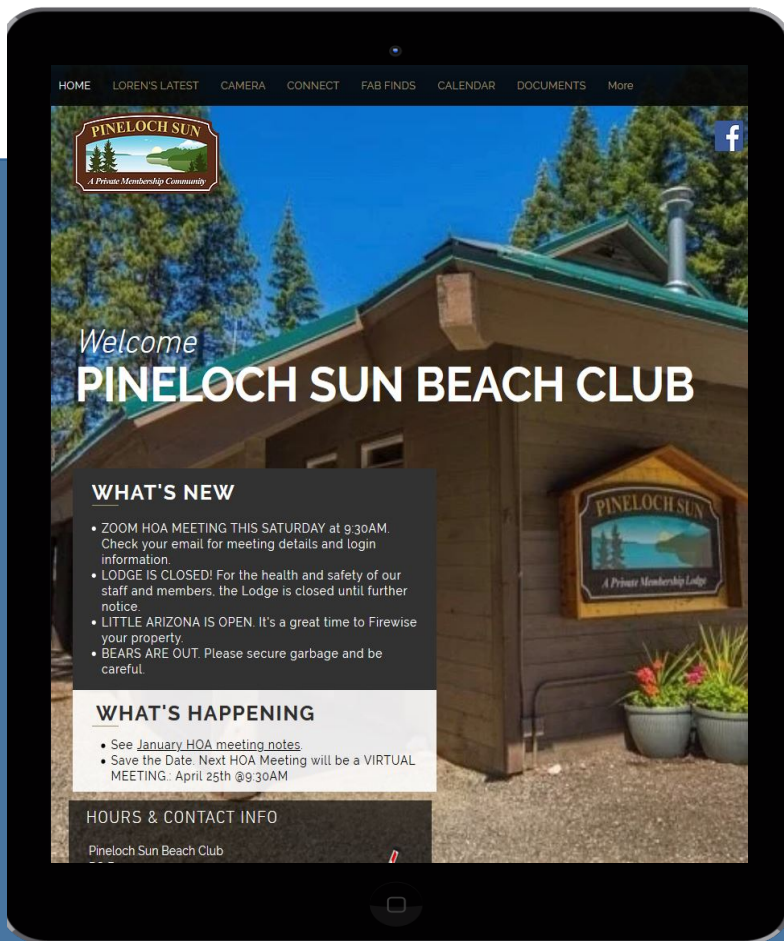
## Year-to-Date:

- ✓ 6 tree removal request
- ✓ 1 building request
- ✓ All approved

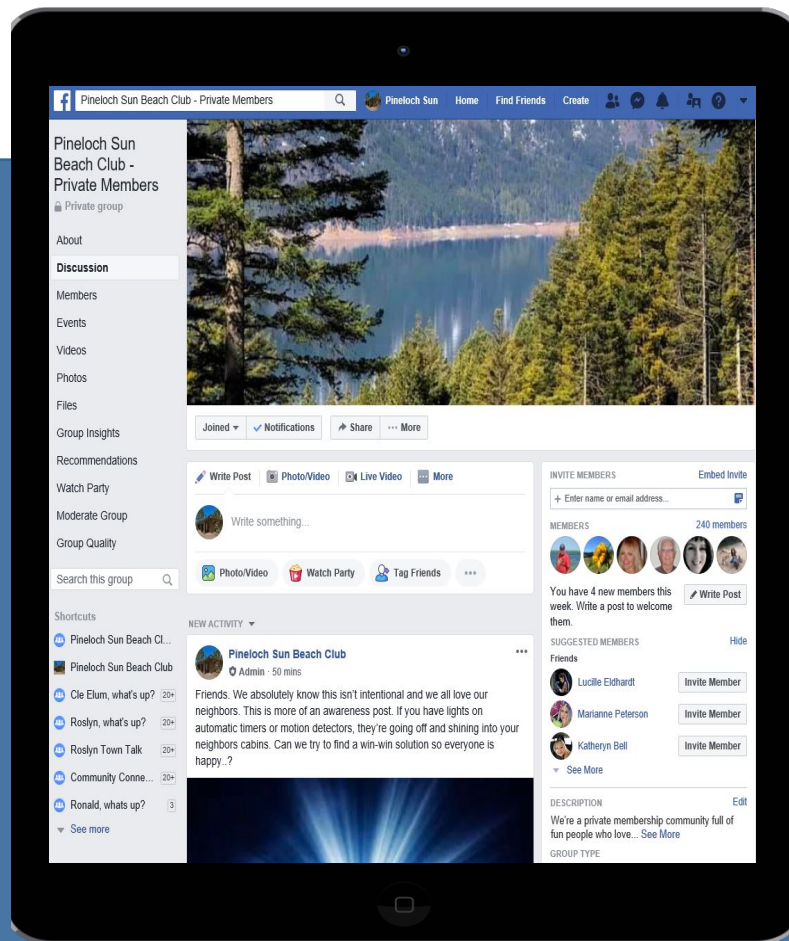
A scenic view of a lake and mountains from a balcony. In the foreground, a dark wooden railing runs across the bottom. Behind it, a square table covered with a light-colored cloth and four matching chairs are set on a gravel patio. The background features a large, calm lake with a sandy beach, surrounded by lush green trees and distant mountains under a blue sky with light clouds.

# COMMUNICATIONS

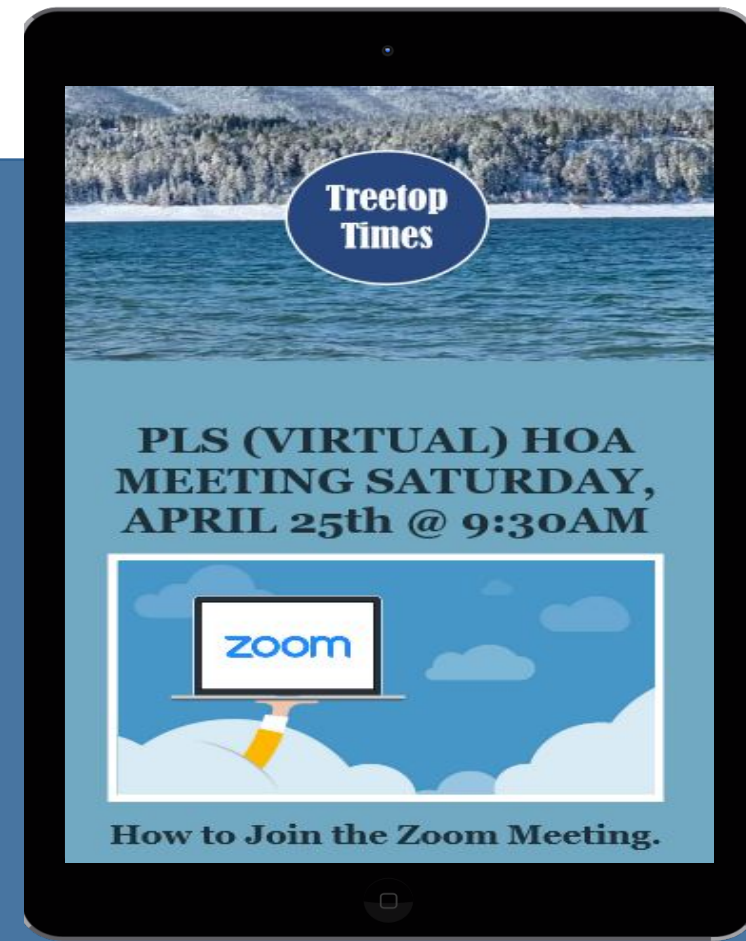
# CONNECTING OUR COMMUNITY



WEBSITE



FACEBOOK GROUP



TREETOP TIMES

# WHAT'S THE BUZZ



- Members are becoming more active on Facebook. Interactions are neighborly, positive and helpful.
- Communicate and reach out to our members through Treetop Times, Pineloch Sun website and Facebook. Links to Treetop Times on website.
- Some popular topics:
  - When are the gates opening
  - When are the HOA dues being mailed
  - There are still sleds at the bottom of the hill
  - Animal etiquette, leash vs no-leash, cleaning up after pets, etc.
  - Bright lights, automated or motion-activated, going on at all hours
  - Bear activity. Garbage being left out and not secured.
  - Questions from new members
  - Request for Recommendations

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**LET'S TALK**

A scenic view of a lake and mountains from a balcony. In the foreground, a dark brown metal railing runs across the bottom. Behind it, a gravel patio area contains a square table covered with a light-colored, textured cloth and four matching chairs. The background features a large, calm lake with a sandy beach, surrounded by lush green trees and forested mountains under a blue sky with light clouds. A semi-transparent blue rectangular box with a white border is centered over the middle of the image, containing the text "THANK YOU!" in white, bold, sans-serif capital letters.

**THANK YOU!**