



Pineloch Sun HOA Meeting

February 12, 2022



Online Meeting Rules



Participants will hear the meeting, but will be put on mute during the meeting.



If you have a question, please put it in the chat. Questions will be grouped by topic and will be addressed during the relevant agenda topic.



If we've moved on from a topic that you had a question/comment on, we'll try to get to it at the end of the meeting.



Some questions may not be answered during the meeting and will require a follow up.



Your constructive input is important to the PLS community and participation is encouraged.

Agenda



Board Roll
Call

Introduction
of New
Members

Old Business

Member
Administrative
Business
Requests

Committee
Reports

Treasury: Bonnie
Technology: Dave
Water: Loren
Roads & Maintenance: Ken
Architecture: Bob
Firewise: Jeremy
Communication: Celestina

Conclusion

Next meeting

Meet Your Board



Mark Selin
President



Dave Aldrich
Vice President



Bob Pirog
Secretary



Ken Dorn
Roads &
Maintenance



Bonnie Steinlein
Treasurer



Jeremy Baker
Firewise



Celestina Murphy
Communications

Our Guiding Principles



Transparency

Transparency of progress regarding agreed membership priorities - water, roads and maintenance, and Firewise.

Consistency

Consistency of communication via multiple methods including website, email, mail, social media, and more.

Continuous Improvement

Continuous improvement is how PLS manages - for the good our membership community.

Treasury "At-A-Glance"

Budget to Actuals November 30, 2021

	Projected	Actual	Dif.
Income	\$ 513,600	\$ 519,501	\$ 5901
Expenses			
Road	\$ 109,780	\$ 89,596	\$ 20,186
Water System	\$ 80,680	\$ 56,635	\$ 24,044
Lodge & Pool *	\$ 71,600	\$ 59,649	\$ 11,950
Fire Protection	\$ 25,000	\$ 9,072	\$ 15,928
Other	\$ 84,155	\$ 66,213	\$ 17,941
Total Expenses	\$ 371,215	\$ 281,166	\$ 90,048

Capital Expenses

*Reclaimed asphalt	\$ 26,574	\$ 0.00	
Lodge & Pool	\$ 7,184	\$ 0.00	Floor tile
Lodge & Pool	\$ 4,223	\$ 0.00	Ext,siding
Lodge & Pool	\$ 5,639	\$ 0.00	pool heaters
Lodge & Pool	\$ 13,934	\$ 0.00	Chainlink
Water System	\$ 17,505	\$ 13,330	Pump

* We did not purchase reclaimed asphalt because of poor quality

A/R Aging Summary	November 30, 2021	91,635
	November 30, 2020	85,982
	July 31,2021	60,852

Balance Sheet

Total Reserve Accounts	\$ 758,258
Water System Improvements (Savings)	\$ 55,135
Total Operating Accounts	\$ 397,563
Total CD's	\$ 10,742
Total Accounts Receivable	\$ 91,635
Total Fixed Assets	\$ 849,835
Misc (bill.com cash in/out)	\$ 3,168
Total Assets	\$ 2,176,449

Credit Card

Sept	\$ 2,813
Oct	\$ 1,635

Transactions over 500.00

Wilderness Ridge	\$1944	limb, chip grand fir tree
Cle Elum Farm & Supply	\$ 573	misc.
Mountain Auto	\$ 527	parts to repair skid steer
A1 Petroleum	\$ 1392	yearly tank rental, propane
Attorney	\$ 877	Easement for bypass
HD Fowler	\$ 819	4 SS Repair Clamps
Oxarc	\$ 891	pool supplies
A1 Petroleum	\$ 892	propane
Northern	\$ 559	replacement pole saw
A1 Petroleum	\$ 829	propane
McCann Trucking	\$ 545	boulders for TW bypass
Mountain Auto	\$1,529	fluid, filters for winter equipment

"Other" Explained

8200 - Shop

8220 - Repairs and Maintenance - nuts, bolts, hydraulic oil, replacement chains, etc.

8230 - Shop supplies - paint, shop towels, cleaners, etc.

8250 - Utilities - area lights, shop heat, etc

8300 - Rental House

8320 - Repairs and Maintenance septic, appliance, heater repairs, etc.

8350 Utilities - If rental is empty we pay utilities needed to maintain property

8500 - Equipment Expenses

8510 Fuel, gas, diesel, etc.

8520 - Repairs and Maintenance parts for our equipment

8580 - Licenses

9000 - Administration

9090 - Liability Insurance

9420 Bank Service charge

9430 - Office Supplies/equipment - Computer, printer, cameras, file folders, envelopes, etc

9440 - Postage, Parking permits, annual meeting mailing

9450 - Mileage, Water cert classes, Wa state employer classes

9470 - Web Maintenance

9550 - Accounting

9560 - Legal Fees

9570 - Reserve Study

9580 - Operating Permits/fees

9590 - Lot Lease - Middle lot

9600 - Board Expense

9610 - D&O Insurance

9620 - Member Celebration

9840 - Interest Expense

9850 - Income Taxes

Technology



Cameras

Inland Internet is making changes that effectively shut down access to our cameras facing the pool and Lake. We don't have a back-up plan yet. Open to suggestions.

Water

Water Losses:

- No telemetry indicated leaks/breaks.

Telemetry:

- Alarms effective and dashboard working as desired.

Roads

During the snow:

- Continue to groom per schedule or based on need per weather conditions.
- Continue to plow Tom Write road, PLS entrance and parking lots per weather conditions
- Tom Write Road issues:
 - Continue to reduce snow to improve visibility while entering SR 903
 - If possible, improve drainage to reduce the Tom Write Road pond

After the snow:

- Assess & prioritize reclaimed asphalt application; order reclaimed asphalt
- Prepare for the spring road work - grade, roll, reclaimed asphalt, and then dust abatement.

Maintenance:

- Equipment is in satisfactory working condition. Aging.
- Pool resurfacing scheduled. Work to start when the snow is gone.
- Soliciting proposals for heater replacement in the Lodge.

Reserve Study planned projects:

- New fencing around the tennis court. Discussion: Do we need this? Can we save/spend the money for other priorities?
- New doors for the shop
- Replace split rail fence at the rental
- Replace the BBQ

Architecture

Year-to-Date Requests

0

Tree Removal

0

Building

There have been no requests at this time.

Firewise



FIREWISE USA™
RESIDENTS REDUCING WILDFIRE RISKS

Updates:

- 2021 - 1360.5 total hours / \$38,828.67
- Updated hourly credit = 28.54 per hour and this includes travel time
- Grant update - Applied \$500

New for 2022:

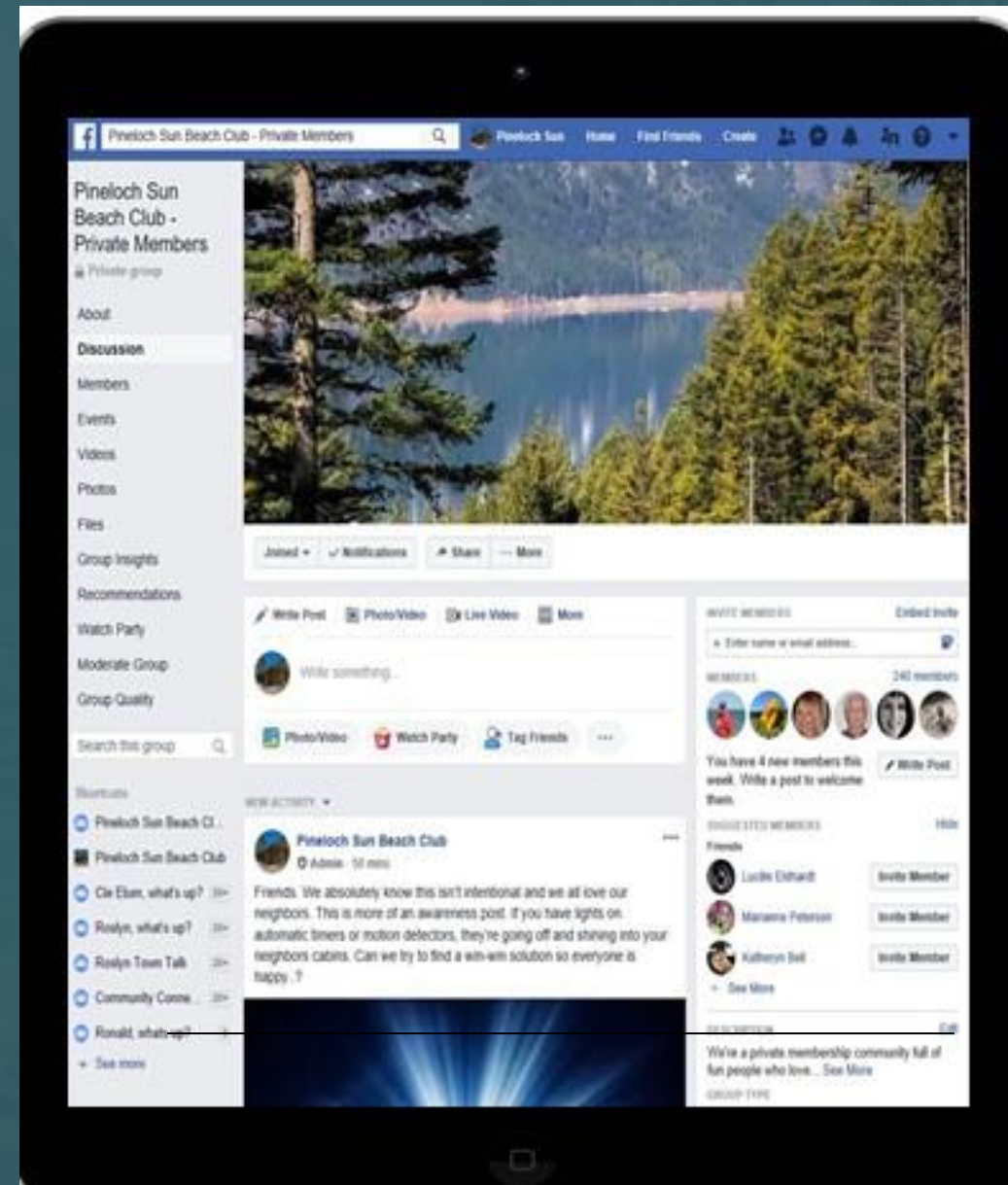
- Firewise Tracking Hours for 2022 sheet now updated
 - Include transit times
 - Grant opportunities (\$500 applied so far)
 - Skid steer machinery for brush removal
 - Pineloch Chipper schedule to come out shortly
- Please continue to fill out your online Firewise Tracking Sheet

Communications

Keeping our community connected and in-the-know.



PinelochSun.org Website



Private Facebook Page



The Treetop Times



Get In Touch

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