



**PINELOCH SUN
BOARD MEETING MINUTES
FOR 9/19/2015**



The Annual Membership meeting of the Pineloch Sun Board of Directors was called to order 10:00 AM September 19, 2015 at the PLS Club House, President Mark Selin presiding.

Roll Call:

<u>Board Member</u>	<u>Present</u>	<u>Excused</u>
Dave Aldrich– Vice President		X
Vacant – Treasurer		
Ken Dorn	X	
Randy Lucas	X	
Mark Selin- President	X	
Bob Pirog - Secretary	X	
Vacant		

Note: Please see [PLS Annual Membership Meeting presentation](#) for additional detail

PLS Members Present: Sign in per the collection of the proxy's that are on file at PLS.

Secretary:

- Meeting minutes from the 8/22/2015 Board Meeting were read. Vote to approve 8/22 minutes, Randy Lucas voted to approve and Mark Selin seconded the approval of the minutes.
- Introduction of the PLS members present (See PLS Members Present).

President (15 min)

- Mark reviewed the Sept 19th Agenda, See Attached Annual Membership.
- Mark reviewed the present Board Members and guiding principles.
- Conducted 2014/2015 in review
- Mark reviewed "Our Near Term Priorities (See linked presentation)

Committee Reports: (40 min) – Year End Review



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- **Road Summary: (5 min) – Randy** (See linked presentation)
 1. Repaired emergency egress to Thunder Road
 2. Graded and Rolled Divisions 1 & 2
 3. Applied Lignin (natural tree oil) to all roads in all divisions
 4. Purchased a plate Compactor

- **Maintenance Summary: (5 min) Randy** (See linked presentation)
 1. Acquired and installed double walled insulated 2,000 diesel storage tank.
 2. Purchased a new energy efficient pool heater
 3. Purchased and installed shades for clubhouse windows & doors
 4. Valances purchased and will be installed in the fall/
 5. Installed concrete block stairs from the back deck down the hill to the lake.
 6. Replaced rear tires on backhoe and all tires on PLS Club truck.

- **Administrative Summary: (5 min) Randy** (See linked presentation)
 1. Strong group of part time people that keep the office staffed, lodge well maintained, and provide assistance/capacity to the Superintendent.
 2. Enhanced relationship with Adept Bookkeeping Services
 3. Board oversight on all bills and accounts payable

- **Treasury Summary: (5 min) Mark** (See linked presentation)
- **What's working well:**
 1. Well established controls in place (outsourced book-keeping to independent tax audit & preparation)
 2. Simplified treasury report
 3. Lowest accounts receivable in recent history
 4. Responsible fiscal management (shopping bids, established mechanisms to obtain better value, etc.
 5. Strong balance sheet.

- **Areas for focus**
 1. Reserve study good start – but accuracy and level of granularity needs work
 2. "Small Water System Plan" not incorporated as a key input to reserve study

Mark reviewed detail Treasury report. (See linked presentation)



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- **Architecture Summary: (5 min) - Bob Pirog**
 1. Established standards for timely review and decision making
 2. Processed 13 membership request for tree removal and /or building plans
 3. Collaborated with Division 3 to enhance drainage along Pacific Road.
 4. Approved emergency equipment turn around at intersection of Sandstone Drive and Bonnie Vue Lane

- **Firewise Summary: (5 min) – Donna Pirog**
 1. Pledged \$125,000 in Firewise Funding
 2. Rover chipper deployed for second year
 3. Approved tree removal & other lot to be scheduled following the burn Ban lift

- **Technology Summary: (5 min) – Mark (for Dave)**
 1. New Website managed locally, designed to meet member needs
 2. New cameras to show weather
 3. High-bandwidth router to handle increased mobile device traffic-
 4. Governing documents now on website
 5. New office and guest computers to current technology and enhanced safety controls to minimize access to inappropriate websites

- **Water System Summary: (5 min) – Mark**
 1. Pit Setter / Water meter installation Project
 2. Project on budget
 3. Divisions 1 & 2 complete, Division expected to be completed by end of September.
 4. Fixed Service saddle leak (main line), 9 services repaired
 5. Division "3" boost pump re-built and pressure tank replaced
 6. Repaired Inland Internet Fiber optic installation damage, 6 water line breaks and charged to the fiber optic installation firm.

- **Current Thinking on 2015/2016: (Mark)**
 1. Fill open Board positions
 2. For Roads/Maintenance/Admin.
 - Before Winter - do ditch maintenance, brush removal in visually challenged areas
 - Spring/Early summer –Apply reclaimed asphalt and / or dust abatement
 - Pool deck and coping restoration (Research and obtain quotes)
 3. Technology – Obtain emergency notification system (text message to mobile phones and also provide bandwidth enhancements (following Fiber Optic install))
 4. Water System – establish restrictive covenants to ensure perpetual Sanitary Confinement area around well head.



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5. Provide Telemetry equipment. (Research and potential purchase)
6. Water Storage – request proposals

• **Budget 2015 / 2016: (Mark)**

1. Provide for annual operations, planned projects (per reserve study & water plan and accumulates reserve for longer term capital projects per the reserve study.
2. Total 2015 / 2016 Budget \$ 516,672
3. Membership Dues
 - Developed Lots: \$1,180
 - Undeveloped Lots \$1,060
 - Wildwood Lots \$ 450

No Dues increase year over year

Proposed By-Law Amendments Voting Results

(See attached Annual Membership Meeting Report for Amendment wording)

1. Amendment #1- 40 For, 47 Against
2. Amendment #2 – 0 For 58, Against
3. Amendment #3 – 1 For, 83 Against
4. Amendment #4 – 6 For, 80 Against
5. Amendment #5 – 3 For, 83 Against
6. Amendment #6 – 11 For, 72 Against
7. Amendment # 7 – 80 For, 9 Against

Budget 2015-2016 Voting Results

1. 84 For, 1 Against

• **New Business (All)**

1. Member asked question what it would cost to have Divisions 1 &2 paved with Asphalt
2. Member asked if By-Laws need to be submitted to county/state and what are the requirements for doing so.
3. Motion made to re-elect board by "Acclamation", it was determined that a vote by the membership was still needed. Motion passed by the membership to re-elect current board and add one new member

Board of Trustee– Randy Lucas
Board of Trustee– Dave Aldrich
Board of Trustee– Bonnie Steinlein



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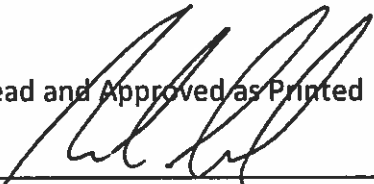


Board of Trustee– Ken Dorn
 Board of Trustee– Bob Pirog
 Board of Trustee – Mark Selin
 Board of Trustee - Open

A Motion to adjourn meeting was called at 12:51 PM. Motion was made by Mark Selin and seconded by Bob Pirog. Role was called with all present members voting yes; Motion Carries.
 Annual Membership board meeting will be on Saturday, 10/24/2015 at 9:00 AM at the Clubhouse.

- **Contact information:**
- To reach the board as a whole (recommended approach) the email address is:
pineloch@inlandnet.com

- **President:** Mark Selin
- **Vice President:** Dave Aldrich
- **Secretary:** Bob Pirog
- **Treasurer:** TBD
- **Other:** Bonnie Steinlein
- **Roads/Maint.** Randy Lucas
- **Other:** Ken Dorn

Read and Approved as Printed


 Mark Selin President - PLS Board

10/7/2015

 Date

Bob Pirog Electronically Signed
 Bob Pirog Secretary - PLS Board

Oct 5, 2015

 Date