



PINELOCH SUN BOARD
MEETING MINUTES
July 27, 2024



The July 27, 2024 meeting of the Pineloch Sun Board of Directors was called to order 10:01AM. The board meeting was held at the clubhouse and also via Zoom. President Mark Selin was presiding the meeting.

[A copy of the Zoom meeting content can be found on the PLS website under "Documents, Board Meetings, 2024, July 27".](#)

Roll Call:

<u>Board Member</u>	<u>Present Clubhouse - Zoom</u>
Mark Selin- President	Clubhouse
Bob Pirog – Secretary	Clubhouse
Bonnie Steinlein – Treasurer	Clubhouse
Ken Dorn	Clubhouse
Jeremy Baker	Excused
Celestina Murphy	Clubhouse
Cristine James – Vice President	Clubhouse

Roll Call - Bob

1. The July 27, 2024 Board Meeting was called to order at 10:01 AM



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2. Roll call was taken, all members were present at the Lodge or via Zoom, except Jeremy who was excused due to illness.
3. The previous April 2024 meeting minutes were approved, Mark moved to accept and Bonnie seconded to approve, all board members approved the April 2024 minutes as written.

Kick-Off Meeting – Mark

1. Mark kicked off the meeting at 10:01 AM. There were 13 members on Zoom with an additional 6 members who attended the meeting in person at the lodge.
2. Mark talked about members who were on via Zoom and had a question, to ask it via Zoom chat and we will get to your questions as we proceed thru the meeting.
3. Mark reviewed the agenda and online meeting rules and proceeded with the committee reports.
4. Mark introduced the PLS Board members and reviewed the Guiding Principles for the PLS Board.

Member Quick Question

1. Member had a “Filtration” question for Division III, Mark provided a short reply to the members filter question. Loren also supplied additional information on the Filtration topic.

Committee Reports

Treasurer – Bonnie

1. Bonnie reviewed the July 2024 “At a Glance” (Budget to Actuals June 30, 2024) treasurer report, noted that PLS is operating under the new 2024/2025 budget and we are in a very good fiscal position. She also provided details into the budget by category. She also discussed the budget by the “Other” category that is within the displayed budget. She also commented on the ageing process and how PLS is collecting the membership dues.

Architecture – Bob

1. For this reporting period, we had 6 tree removals, and 1 building request.
2. Please remember all tree removal and building requests must be approved before any work commences. The form is located on the PLS website.



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Firewise – Jeremy (Mark & Christine For)

1. Burn Ban currently in effect, propane is allowed. Please remind your renters of current Burn Ban restrictions.
2. Please remember to log your Firewise hours (include travel time) on the online form.
3. Kittitas County Everbridge Services – Get notified about incidents that may affect your neighborhood. Enroll in the service by signing up at Kittitas County Everbridge Alert.
4. Washington State Department of Natural Resources (DNR) – DNR provides up-to-date information on wildfires affection Washington State. Follow #WaWILDFIRE on X for real time updates or check with the DNR's dashboard for active wildfire information.
5. Local Fire Districts and Emergency Management Offices – Keep an eye on the updates from local fire districts and emergency management offices. They often communicate evacuation orders, road closures and other critical information during wildfire incidents. Always follow the direction of the public and safety personnel.
6. Labor Day Chipping – Between now and Labor Day weekend members can start putting out their piles. Place debris all one-way (big end to street) no bigger than your wrist (about 3") in diameter. No pine needles or mistletoe please.
7. Little Arizona – Little Arizona will open once the burn ban has been lifted.

Roads & Maintenance – Ken

1. Reigniting PLS Gate Research – Gate locations: PLS road entrance, Tom Write entrance and Thunder Road entrance. Meeting with Electrical & Excavation contractors to complete gate cost estimates.
2. Shop doors bid accepted and work is being scheduled.
3. Selected concrete contractor for shop floors
4. Damaged PLS sign that was located below Thunder Road entrance was repaired and reconnected to the existing pole.

Managers Update

1. Roads – Road work is completed; roads are in great shape. Will start watering roads if dust gets worse.



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2. Maintenance – Accepted a bid for the shop floor. We will grade and compact and they will add rebar, pour and finish concrete floor.
3. Water – Variable Frequency Drive on the well pump is continuing to reduce pump starts & stops. We have extended the run times as much as 4X. This along with the soft start system should extend the life of our well pump greatly.
4. Lodge Entry System – The components for the system are in. We will get it installed in a couple of weeks. Members will be issued a card that will allow the door to open and there will be a simple button to push to leave. We will be able to control what cards are active and what time of day that they will work. The plan is to get the system up and running on a trial basis by the end of the summer.
5. Once the bugs are all worked out, a card will be required to access the lodge. There will also be a camera and intercom at the door. The lodge will still be staffed and the plan is to not allow 3 members to use the lodge without a staff member present.
6. Cameras for Entrance and Tom Write Road – We are looking at cameras made by Vosker, which are about \$400 and the plan is \$40/month per camera. Major concern is whether the solar panel will keep the battery charged during the winter.
7. Recommendation is that we buy one and give it a trial, If they work, we can use them at all entrances as well.
8. The Department of Interior will be raising the lake by 3 ½ feet, they will be working with Loren to make this happen. The Board has agreed to give Loren the authorizing authority to represent PLS in this matter. Mark Selin (President) made the motion and Bob Pirog (Secretary) seconded the motion. Remaining board members approved the motion.

Community - Celeste

1. Member Survey – Survey is still underway, please respond if you have not done so and we will discuss at the September annual meeting.

Preliminary review, we saw a comment about the kitchen and BBQ utensils being dirty – please note that each member who uses the kitchen & BBQ equipment is responsible for cleaning up after themselves as our lodge staff is NOT responsible for cleaning the facilities & equipment.

Community – Celeste – continued

2. Bears – Our PLS Bears are out – Please remember to secure your trash and do not leave any trash outside, also remind your renters to do the same.



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3. Member Shout Out – Shout Out to Jon Miller for sharing the details about signing up for the Air Ambulance.

Communication – Celeste

1. Website – Please update your contact information on PinelochSun.org so we all have the latest information.
2. Facebook – Facebook continues to be the fastest way to get/receive information. We know everyone does not have/use FB, so we ask you to help spread the word to those who are not using social media.
3. Email/Treetop Times eNewsletter – Please make sure we have your email address so you can receive all communications including the Treetop Times newsletter.
4. Mail - Every once in a while, we must email out important information like budgeting and parking passes, so please remember to check your email.

Roslyn Ridge Update – Mark

1. The following issues were raised with the Kittitas County planner. Concerns are now part of the project record and will be taken under advisement as the permitting process moves forward.



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- PLS wishes to ensure the Roslyn Ridge is utilizing its own roads (Ridgecrest and/or Thunder Road) for ingress & egress for all construction traffic and future habitation (once developed) and that any use of PLS roads for any non-emergency will require express written permission of the then-current PLS Board
- PLS manages a small water system that is designed to fulfill the needs of the PLS community and is not in the position to establish connections to the Roslyn Ridge development.
- PLS wishes to ensure continuity in access to Ridgecrest and/or Thunder Road as established through historic precedent.
- PLS wishes to ensure the Roslyn Ridge develops and utilizes its own parking facilities for all construction and future inhabitant purposes.
- PLS is open to the exploration of potential collaboration/cooperation/investments on mutually beneficial projects targeting reductions in wildlife risks.

Next Steps:

- Secure legal representation to monitor and ensure our community rights are represented/protected. \$ 2,000 retainer with recommendation and associated project costs to follow.

Board of Election Process – Draft Discussion

Proposed Process:



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- Candidates submit a letter to the PLS Board expressing intent to run for a position on the Board no later than August 30th.
- The letter will identify whether they are seeking a 1-year or a 3-year term.
- Candidates each make a brief presentation to the membership at the annual meeting, followed by a membership vote. (A single slide that would serve as a backdrop when making a presentation may prove helpful – but not mandatory.)
- Ballots will be tallied and the top ranked candidates for the 3-year position and the 1-year position will be announced following the vote tally.

Discussion:

- Can/should we enable members to view bio (think voter pamphlet) via Treetop Times, email, web or FB post? Board aligned on the affirmative.

Candidate Statement:

- Name, how long in PLS, experience you bring to the Board, term you are seeking and any other items you want to express to the membership.

The meeting was adjourned at 11:47 am. All Board members in attendance approved.

The next board meeting (Annual Meeting – September 21, 2024 @ 10 AM) information will be sent out to membership with the details.

Contact information:



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1. To reach the board as a whole (recommended approach) the email address is:
PinelochSunBOD@gmail.com

- **President/Water:** Mark Selin
- **Secretary:** Bob Pirog
- **Treasurer:** Bonnie Steinlein
- **Roads/Maint.** Ken Dorn
- **Firewise** Jeremy Baker
- **Communication** Celestina Murphy
- **Community** Christine James

Read and Approved As Printed

Mark Selin (Electronically Signed)

Mark Selin - President - PLS Board

August 21, 2024

Date

Bob Pirog (Electronically Signed)

Bob Pirog - Secretary - PLS Board

August 21, 2024

Date