



PINELOCH SUN BOARD
ANNUAL MEETING MINUTES
September 21, 2024



The September 21, 2024 Annual 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, September 21".](#)

Roll Call:

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

Board Members and Officers will be updated for January's meeting minutes



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Roll Call - Bob

1. The September 21, 2024 Annual Board Meeting was called to order at 10:01 AM
2. Roll call was taken, all members were present at the Lodge.

Kick-Off Meeting – Mark

1. Mark kicked off the meeting at 10:01 AM. There were many members who attended in person and many additional members who were on Zoom.
2. Mark talked about the main purpose of the annual meeting will be done in two parts, Part A is to pass the “Budget” for the next 2024/2025 season and to elect members whose term has expired or any new member running for an open position. Part B will be to go over the budget as of end of August 2024 and the quarterly committee reports.
3. Loren reviewed the By-Laws for voting and to get in sync with the By-Laws, board positions will need to be adjusted so that only 2 (3 year) positions in any given year will be up for election, this will keep continuity within the board and intent with the By-laws. Those at the clubhouse who listened to Lorens position **AGREED** to allow the board positions to go thru as is and then once the new board meets, adjustments would be made by drawing the low card on whose term would be adjusted to meet the intent of the by-laws.
4. Mark reviewed the Guiding Principles the board uses in all its dealing with the members.
5. Those running for available Board positions were given 3-5 minutes each to introduce themselves and provide background and what they would bring to the PLS community.

Voting Results – Annual Meeting

1. The Budget for 2025/2026 passed.
2. The following Board members who were elected are as follows:
 - Ken Dorn (Re-elected to another term Div 3)
 - Ryan Weier (Division 1 / 2)
 - Dave Matthia (Div 3)
 - Andrew Clark (Member-at-large, one year term)
3. Once the new board has their first get together (In Person, Zoom Meeting or Phone Call) they will elect officer positions and adjust (as agreed to by the members who attended the annual meeting in person) the term length for each Board slot to meet then intent of the By-Laws. Mark will set up this meeting in the near future. Board members need to look for an invite for this upcoming meeting.



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Member Quick Question

1. A member put forth a proposition to get interest to sell PLS Hoodies and/or Tee Shirts, more information will be available in the near future for this endeavor. Stay tuned for this upcoming information.
2. Winter Parking in the Tom Write Road parking lot were discussed. Mark provided information on this issue.

Quarterly Committee Reports

Approval of July 27th 2024 Meeting Minutes

1. An email was sent out the old board members to approve the July 27th meeting minutes as written. Mark put forward the motion to approve the July 27th minutes as written, Bonnie seconded the motion. The July 27th minutes by motion were approved as written.

Treasurer – Bonnie

1. Bonnie reviewed the August 2024 “At a Glance” (Budget to Actuals August 31, 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.
2. Treasury Highlights for the year were reviewed.
3. HOA will slightly increase as follows:
 - Vacant Lot - \$1,200
 - With Cabin - \$1,300



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Architecture – Bob

1. For this reporting period, we had 4 tree removals, and requests were approved.
2. Before starting any construction, structural alterations or tree removal on your property please complete the Architectural Form located on the PLS website.
3. The Architectural Planning Committee is responsible for upholding PLS Beach Club protective covenants and preserving the community's integrity.

Firewise – Jeremy (Mark & Christine For)

1. Member Survey Follow-up – More to Follow
2. Little Arizonia – Little Arizonia is now open, Get code from the lodge.
3. Chipper – Chipper happens twice a year for our members, we will communicate with the membership as to the dates.
4. Firewise – Remember to create a safe space around your house as you start to Firewise this fall. If staining exposed wood, make sure to use fireproof stain.
5. Firewise Tracker – Remember to fill out your Firewise Tracker, located at PineLochSun.org.
6. PLS logged 2,285 hours last year – GREAT JOB!

Roads & Maintenance – Ken

1. Road work completed for the year; all roads are in great shape.
2. Will start watering roads if dust get worse.
3. Shop doors have been installed.
4. Shop floor has been poured with concrete and wall have been insulated.



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Superintendent Report

1. Variable Frequency Drive on the well pump is continuing to reduce pump starts/stops. We have extended run times as much as 4x. This along with the soft start system should extend the life of our well pump. Leak on Double O will get repaired next week.
2. 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. 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 any members to use the lodge without a staff member present
3. 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 the solar panel will keep the battery charged during the winter. Recommendation is that we buy one and give it a trial, if they work, we can use them at all entrances as well.

Community - Celeste

1. The Chili Cookoff is scheduled for October 12, 2024 from Noon – 2:00 PM at the lodge
2. Sign Up via email to PineLochSun@outlook.com or sign up on the bulletin board at the Lodge.
3. Rules are available at the lodge.

Communication – Celeste

1. Website – Please update your contact information on PineLochSun.org so we all have the latest information on Vendors
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 eNewsletter.



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- 4. Mail - Every once in a while, we must email out important information like annual budget and parking passes, so please remember to check your email.

The meeting was adjourned at 12:47 pm. All Board members in attendance approved.

The next board meeting will be TBD @ 10 AM) information will be sent out to membership with the details.

Contact information:

- 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

Note: The above list will be updated when officers have been chosen.

Read and Approved As Printed

Mark Selin (Electronically Signed)

Mark Selin - President - PLS Board

September 28, 2024

Date

Bob Pirog (Electronically Signed)

Bob Pirog - Secretary - PLS Board

September 28, 2024

Date