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**Pineloch Sun
Board Meeting Minutes
April 27, 2024**

The April 27, 2024 meeting of the Pineloch Sun Board of Directors was called to order 10:02 AM. The board meeting was held at the Lodge and via Zoom. Christine James presided over the meeting at the Lodge, covering for Mark Selin who was traveling.

Board Member	Present		Absent
	Zoom	Lodge	
Mark Selin			√
Christine James		√	
Bob Pirog			√
Bonnie Steinlein		√	
Ken Dorn			√
Celestina Murphy		√	
Jeremy Baker		√	
Christine James		√	

PSL Board Roll Call, Bob Pirog

1. The April 27, 2024 Board Meeting was called to order at 10:02am.
2. Roll call was taken, as noted above, Chrisine, Bonnie, Celeste and Jeremy were present at the Lodge. Mark, Bob and Ken were absent.
3. Previous meeting minutes approved, Christine moved to accept, and Jeremy seconded the motion to approve. Board members in attendance approved the Jan 27 2024 minutes.

Welcome & Meeting Kick Off, Christine

Christine kicked off the meeting with a roll call, noting Mark asked her to facilitate the meeting for him while he was travelling. She provided an overview of the meeting agenda, including minutes approval, old business, member requests, committee reports, Firewise program, road maintenance, and Lodge updates, also a heads up that we received a small grant that Jeremy would go more into during committee reports. Celeste monitored the online chat. Christine reminded members of our guiding principles and encouraged members to reach out to the Board with any questions.

The old business and member requests: The Board approved minutes from last meeting They also address some member requests, such as tree removal, garage construction, and parking lot access. They discussed the easement agreement with Camp Chaos and the possibility of installing cameras at the entrances.



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COMMITTEE REPORTS

Treasury, Bonnie

Bonnie presented the income and expenses of the fiscal year end numbers, which ended on March 31, 2024, with next fiscal year starting on April 1, 2024. The reserve projects, AR aging, balance sheet, credit card transactions, and other expenses were presented. Bonnie reported that the community has a healthy balance sheet and a low number of outstanding dues. She also explained the reserve projects that are planned for maintenance and improvement of the facilities and equipment.

- Received a grant payment for \$7,500.
- Projected \$516K and ended up with of \$537,000.
- For fire protection, we budgeted \$20K and spent \$46K. This was a misclassification. New breakdown is \$24,539.79 for fire protection which puts us \$4,539.79 over but it was covered by the \$7,500 grant.
- Rest of \$46K went into equipment rental.
- Reserve fund for maintenance for things like painting outside of Lodge, new lighting, equipment repair, etc. A new reserve study will be posted online that breaks it down and gives us a 30-years projection with an estimated dollar amount.
- A/R aging (money owed to us). Last year, our A/R was \$82,612 and March 31, 2024, when we closed out fiscal year, this number had gone down to \$52,373.
- For a YOY comparison: March 31, 2023 was \$133,629.
- New office remodel, tracks and taxes were noted.
- "Other" category. Over on quite a few categories because of unforeseen items, like repair for the snowcat.

Firewise, Jeremy

- The chipping events are planned for Labor Day and Memorial Day.
- Jeremy encouraged members to bring branches, less than 3 inches, to the side of the road. Loren encouraged members to start bringing debris out now and they would continue to chip the week following Memorial Day weekend.
- Notified members that Little Arizona closes this weekend and we'd be burning as weather permits. It will open up in the Fall after fire ban is removed.
- Members were encouraged to log their Firewise hours. Jeremy informed members that we pay to be members of the Firewise program (~\$8K/year), however, if we log our hours and volunteer our time, each hour equates to ~\$20/hour. We don't have to pay money out of our budget to pay for Firewise membership if we log our hours. Typically do 1,000-1500/year. You can count any hours where you are removing fuel from your property, including if you've hired people to do work on your property. You cannot count time for the burning of the debris.
- and take their debris to the transfer station or Little Arizona.
- We received a \$7,500 grant payment for expenses incurred last year.
- We can apply for a \$4K grant that if awarded to us, we will apply toward the road easement mulching project expenses.



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Managers' Report, Loren

Roads:

- The reclaimed asphalt was delivered, and the road equipment was expected to arrive before Memorial Day.
- Loren informed the board/members that the reclaimed asphalt and dust abatement is ready for the road work, which will start after Memorial Day, around mid-June. He asked members to be easy on the roads.
- Loren explained that we use a product called Lignin for our dust abatement. It's a natural by-product of paper and it's completely safe. If it gets on your car, just wash it off. If possible, avoid driving on the roads during dust abatement installation.
- He also mentions a check valve issue that will require shutting down the water for Division 3.
- The issue with the Camp Chaos easement was discussed. They own the property that is the Tom Write parking lot. The owners are requesting reserved space as part of the easement agreement. Loren is proposing we post signs at their driveway better, pile some snow to make sure their driveway doesn't get blocked, etc. Loren will follow up with Mark and Ken to get this resolved.
- Loren talked about the thieving from Tom Write parking lot. Looking into getting cameras at Tom Write Road. There are some logistic issues, specifically power supply, with having camera in the parking lot. Loren asked the Board if he should continue to research. The Board approved and Loren will research options. More to come here.
- Members were encouraged to look out for each other. Invest in cameras. Make their property look active.

Lodge:

- Remodeled the office after 25 years.
- Pool maintenance has started.
- Loren proposed we consider adding a key card system to the Lodge, for an approximate cost of \$3,500. It will help to better manage guests and visitors at the Lodge. We could use it to turn on/off access for non-paying members, etc. There are a lot of benefits to moving to this system. The Board agreed. Loren will continue to research options.

Water:

- Well pump in Division 3 that pumps all our water. There was an issue and it needed to be replaced. It was expensive: \$30K but it will be worth it.
- We have a check valve in Division 3. Loren will need to shut everyone down for a short time. We'll give 24-hour notice. Members were advised to check Facebook and the Pineloch Sun website for notifications.

Community, Christine

- Christine addressed recent thefts. Encouraged members to look out for each other, get a camera in different locations, add AirTags and/or steering wheel bars to your vehicles, etc.



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- Summer hours coming soon. Reminder that the pool closes 1 hour before the Lodge. The pool closes at dark. Notified members that occasionally we have staffing issues, and the Clubhouse doesn't open. Loren reminded members that the staff are season and they do their best to keep the Lodge open.
- Reminder that the next HOA meeting is July 27, 2024.
- Chili Cook off is May 25th. ****UPDATE**** The Chili Cookoff has been rescheduled.

Communication, Celestina

- Celestina continued to reinforce our top methods of communicating with our members through the PineLoch Sun website, Facebook and our eNewsletter, The Treetop Times. We've discussed a text chain and a Google notification.
- Celestina reiterated that she understands that not everyone has Facebook, but it's the easiest and fastest way to get information out to our members.
- The importance of maintaining a friendly and neighborly tone on our Facebook page was addressed. Celestina also mentioned that she tries to maintain a balance between transparent communication and "too much" communication for those who are trying to unplug.
- Members were encouraged to send Loren an email at PinelochSun@outlook.com with contact information including email address, change of address, etc.

Communication, Celestina

- Christine opened the floor to members.
- Members were reminded that dues were due.
- Meeting was ended.

The meeting was adjourned at 10:59AM. All Board members in attendance approved.

Contact Information:

For general questions, email PinelochSun@outlook.com

To reach the Board directly, email [PinelochSunBOD@gmail](mailto:PinelochSunBOD@gmail.com)

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| • President: | Mark Selin |
| • Secretary: | Bob Pirog |
| • Treasurer: | Bonnie Steinlein |
| • Roads/Maintenance | Ken Dorn |
| • Firewise | Jeremy Baker |
| • Communication | Celestina Murphy |
| • Community | Christine James |



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Read and approved as printed:

Mark Selin (Electronically Signed)

Mark Selin, President - PLS Board

June 15 , 2024

Date

Bob Pirog (Electronically Signed)

Bob Pirog, Secretary - PLS Board

May , 2023

Date