

2021-2022 Audit Pine Mountain Volunteer (Non-Board) Hours
July 2018 – July 2022
Upcoming Expenses Necessary for Consideration

Edie Stitt- 8000 hours; office, business & property management, water & wastewater services, errand running specifically for POA-related issues

Dave Stitt- 2000 hours; mowing, roads maintenance, records research

Vince Keough- 5000 hours; mowing, water/wastewater repairs and maintenance, equipment and road maintenance

Kathi Yarnall- 2000 hours; office

Supporting volunteers (which have included, Ron Schwing, Ed Yackenovitch, Keith Shifflett, Rosemary Niewold, Wanda Merical, Valerie Kratzer, Sharon Andrews, Sharon Burrows, Lynne Wible, Brian Cook- and plenty-more)- 4000+ hours

21,000 volunteer hours over a 4-year period, calculated conservatively was a valuable consideration in keeping assessments low.

The volunteers using their own vehicles and equipment was valuable consideration in keeping assessments low.

In terms of money saved and in addition to the aforementioned man-hours and equipment, the water repairs done in-house with employees and/or volunteers have saved from \$3000-\$5000 each occurrence over the last 18+months -in contrast to the contracted plumber charges in the same time period.

The POA requires a reserve or repair/replace fund. Pine Mountain has specific ongoing needs concerning the roads, buildings, and equipment that would take many more years to pay at the current rates, even with continued volunteer efforts. Because these issues cost a lot of money, a fund should exist with the purpose of dollars going into it for planned replacements.

Pine Mountain needs a person experienced with Quickbooks 16 hours a week. This person would handle the book-keeping, bill-paying, banking, reconciliations, filing of related material and report to the Board. S/he would not be responsible for other office duties, such as answering the phone or visiting with Members.

Pine Mountain needs to plan for a truck and tractor replacement, in the near term. The truck should be large enough to tow a tractor on the trailer, as well as be 4WD. The trailer also needs purchased.

The Main Office and Maintenance Bay has no working HVAC.