

PINE MOUNTAIN PROPERTY OWNERS ASSOCIATION

Meeting Minutes for: February 13, 2024 Board Meeting

Opening: A meeting of the Pine Mountain Property Owners Association was called to order by Edie Stitt at 7:00 pm, on February 13, 2024.

Pine Mountain Property Owners Association Board Members for 2023-2024:

Edith Stitt, Tim Robinette, Kathi Yarnall, Roy Brown, Ed Hallyburton, Lito Lizardo

Attendance: Edie Stitt, Tim Robinette, Kathi Yarnall, Roy Brown, Ed Hallyburton

Minutes approval:

- January 9, 2024 Board minutes: No corrections needed. Edie moved to approve; Tim seconded the Motion; vote to approve is unanimous.

Board Presentations:

- **Financials:** Board members received copies of the current financial reports.
- **Water Report:** There is an active leak, needing a new part, that is affecting the lower 3 houses on that line. Redbird/the State Water Commission is asking additional documents from the POA, such as: proof of related expenses and receipts from decades ago. The Commission may take approximately 6 months to finalize their acquisition.

Committee Reports:

- **Common Areas:** We are looking to hire a person to mow. We budgeted \$13.00/hr. for that position. We received a letter from Bobcat that a part needs to be removed/replaced because it could cause a fire. We want to get all necessary repairs taken care of before Spring.
- **Emergency/Security:** Fake emails have been sent to the people that are members of the unofficial POA website that is managed by a property owner.
There was a car that had backed into the ditch/stream at the front entrance to the maintenance building, in the middle of the night. Police were called and removed/towed the car from POA property. We believe the driver was subsequently arrested on another charge.
- **Environmental Control Committee:** The Committee received no Applications in January. In February, we currently received 3 applications to cut and remove trees and 1 application to add a parking pad. We're still working with the owner on the parking pad because we found their water shut-off and line extension to their neighbor's property where the parking pad will be.
- **Event Planning/Publicity:** Considering having an Easter egg hunt, a Chili cook-off and a Spring yard sale at the pavilion.
- **Firewise:** The Firewise committee is planning a breakfast for Firewise Community Wildlife Preparedness Day, May 4th at our pavilion. The committee is planning a community clean-up day in April.
- **Gates:** The Board had been given a current overview titled "GATES 2024". The Board discussed the current information and installation progress of the gates.

Adjournment: Time of Adjournment- 8:02pm.

Respectfully Submitted by: Kathi Yarnall



Town Hall – There is a 3-minute limit for each member speaking. This ensures that all who want to speak will have the opportunity to do so.

- How many wells does the POA have?
The POA is selling 4 wells to Redbird, but there are 1 or 2 more that are currently not in use.
- Will Redbird be taking over our water system?
Edie confirmed that Redbird will be taking over all water and sewer operations. Ron may be hired, or subcontracted, by Redbird.