

Board Meeting Sunday May 4, 4:00 to 5:15PM

Present: Bill Quinlan, Dan Cheek, Jim Scott; Mark Fuksa

Absent: Wade Sutton

Forestry reported that "Several PCM owners are completely non-compliant and others are partially compliant with regard to removing their dead trees. Many are completely compliant and very cooperative and most are trying quite hard.

I await the BOD decision on how these non-compliant lots are to be handled. In the past, a letter from our attorney has been sufficient to get them to put forth at least some effort. Our main objective remains to get biomass/fuel out of the forest to decrease the chance of serious fires. This simultaneously enhances the overall health of the forest by decreasing competition of remaining trees for available moisture and nutrients. PCM is on of a very small number (3-4) of HOA's to achieve a "moderate" rating on the recently completed Community Wildfire Protection Plan (CWPP) completed for a large portion of Grand Cty. Most other HOA's were given "serious", "high", or "extreme" fire danger ratings."

The Board decided to send letters of thanks to the owners completing some work but who are still not compliant. The Board also voted to send letters of warning to the owners who have done no work. **We need a list of these people from the Forestry committee.**

Dan Cheek committed to speak to Akram Hanna regarding his non-approved Improvements consisting of a chain link fenced dog run and concrete block wall.

Jim Scott volunteered to:

- a) **Look into more County Records regarding when and under what conditions that the roads were turned over to the County and became their responsibility to maintain.** This is necessary because the County (Gary Morrow and his manager) have stated that they will not repair damage to existing chip and seal roads in PCM.
- b) **Email and possibly call Joe Gould regarding his interest in becoming a Board member.**

The Murtaugh agreement has been completely executed and all funds due have been disbursed.

The pond hydrant work is completed and paid for from the Infrastructure Reserve fund. Quinlan noted that there should be a concrete filled steel pipe set in a base of concrete to protect the hydrant from damage by snow plow drivers and loggers. The Board agreed.

Dan Cheek volunteered to contact Conroy to get this done.

Dan also volunteered to ask the Fire Chief to come over and test the system once the pond has adequately filled.

The Eichler house color non-compliance w.r.t. the applied for color requires a stern letter with a one week deadline, as proposed in the draft sent to the Board on May 3,2008 by the Secretary, W. Quinlan.

Bill Quinlan will mail the corrected letter to Eichler on Monday.

Dan Cheek volunteered to call Eichler in order to warn him of the imminent letter and to divine his intentions and explain the Board's position. He was given Eichler's phone and cell numbers from the roster by the Secretary.

DRC Chairman Mark Fuksa suggested that a letter of complaint from an owner is needed to start the process of correcting Akram Hanna's wall and chain link fenced dog run. The Board would like to have a non-Board member write the letter of complaint. Mark suggested that ANY owner could write this letter.

Meeting adjourned at 5:15:PM.