

PCMHOA Board Meeting Minutes

Meeting Date – 6/26//2009, call to order at 4:20

Attendees – Bill Quinlan, Wade Sutton, Jim Scott, Don Dew, Terry Blum, Mark Fuksa, Pete Peterson.

Unfinished Houses

- Thorson – Letter of response received after meeting.
- Coleman - Lawsuit won by PCMOA. \$9800+ damages and \$1300 in legal fees awarded.

DRC report

- White's retaining wall, Blum's landscaping.
- Eichler house paint due on June 30th, 2009.
- Glancy – working with DRC on non compliant chain link dog enclosure.
- Discussed existing chain link fences and how to approach upgrading them to an acceptable animal containment fence.
- Steinberg house change of color approved.
- More information on the DRC application of Don Dew for improvements to adjacent lot.

Forestry

Bilevicius clearcut – Forestry recommends requiring permission to clearcut their lot. Hire Forester to write an environmental assessment of a clearcut (runoff, wind throw, blowdowns, effects on other lots etc.). Owner would pay cost of assessment.

Discussion – result is that a draft definition of clearcut will be done by Forestry.

Soper wood piles are being reorganized. Jim Scott is OK with this, but other Board Members have concerns.

Board passed an motion for immediate change to the DRC Improvement Application to add a condition for a two year time limit for residence completion from excavation.

- Roads issue** – Jim Scott will try again to locate the County's record of accepting the roads.
- Back Dues** – Vair was attempted to be served for a Lien. There is no physical address of record. Moore paid up in full.
- Zimmerman** – Fence and dirt bike track. They have removed the two fences. Dirk bike track has been partially removed.
- Coleman** – Need to determine the next steps. Do we send another letter (the last one was sent in August 2008) or pass this to the lawyer for legal action?
- Thorson** – They have the unfinished house (just up from Don and Wades house) for over two years. We reviewed the covenants and Section 4.11 has a clause, which would allow us to send a letter requesting a completion date. The letter is returned due to no pickup for the certified letter. A copy was sent by normal mail. It has not been returned yet.

- New BOD Member** – Terry Blum joined the Board effective the beginning of this meeting.

Adjourned – 6:10 PM

Next meeting Saturday Sept. 12th 4-6 PM.