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## ***June Recreation Roundup***

\* **Water Aerobics** is back! Miss Fit Fitness is teaching Water Aerobics at the PMCPOA Pool every Wednesday and Friday from 9 to 10 a.m. June 1 through Aug. 26 and every Tuesday evening from 5:30 to 6:30 p.m. June 21 through July 26. For pricing, please see the flyers in the lobby. Sign ups are being taken now in the Business Office.

\* **Summer Camps** begin this month! Art Camp is June 20-23, and the first Dance Camp is June 27-July 1. For a full listing of Summer Camps, pick up a pamphlet in the lobby or print a copy off the website ([www.pinemountainclub.net](http://www.pinemountainclub.net)) in "Recreation" under the "Summer Camps" menu.

\* The **swimming pool** is open every day. For hours, please pick up a flyer in the lobby. All members and guests must sign a 2016 Pool Waiver (at the pool or in the Business Office) in order to use the pool.

\* **Family Swim Night:** Every Wednesday 5-7 p.m. Hot Dogs, chips, sodas and candy are available for purchase. Enjoy music, fun and food with your family and friends!

\* **Late Night Swims:** Fridays, June 10th and 24<sup>th</sup>, 8-10 p.m., for 13 and up only

\* **Movies on the Greens:** June Brings Marvel Group Super Heroes!

June 16<sup>th</sup>—“Guardians Of the Galaxy”

June 23<sup>rd</sup>—“The Avengers: Age of Ultron”

June 30<sup>th</sup>—“X-Men: Days of Future Past”

Shows are on Thursdays starting at 8:30 p.m. Snacks are available for purchase. All movies are rated PG-13. AGES 13 AND UNDER, ADULT SUPERVISION REQUIRED

\* **Concert on the Greens featuring Ronny and the Classics:** Saturday, June 11, 4:30-7 p.m. There will be BBQ available for purchase from the Bistro, and the Kids' Korner with fun games and crafts will keep the younger audience happy. Future Concerts feature City Beat on July 9 (Community Appreciation Day), Box Car 7 on Aug. 13 and the Jimi Nelson Band at the Hoe Down on Sept. 4.

\* **Father's Day Barbecue Buffet:** Sunday, June 19 from Noon to 4 p.m.

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# the Condor

The official publication of the Pine Mountain Club Property Owners Association, Inc.

2524 Beechwood Way . PO Box P  
Pine Mountain Club . California . 93222  
[www.pinemountainclub.net](http://www.pinemountainclub.net)  
661.242.3788 . 661.242.1471 (fax)

**Summer Camps, Family Swim  
Night, Water Aerobics, Movies  
on the Greens, a variety of new  
golfing events and more start  
this month. Don't miss out on  
the fun!**



# the Condor

The official publication of the Pine Mountain Club Property Owners Association, Inc.

VOLUME 38 . NUMBER 6 . JUNE 2016

*Check out PMC's website at [www.pinemountainclub.net](http://www.pinemountainclub.net)*

## SWOT Survey Results

### Budget, Finance and Operational Management, Pt. 2

*John Cantley, Planning Committee Chair*

This article continues last month's report on the results of the strength, weakness, opportunity and threat (SWOT) survey completed by members in support of the new Five-Year Strategic Plan.

### **Board of Directors' Statement to the Membership on May 21, 2016**

We are taking your valuable time to put some unfortunate rumors and allegations from approximately four to five members about the recent budget process to rest. Those members have injected their personal interpretations of the state Civil Code and our own association's By-laws and other rules into the matter.

Let's get into the details. First, the Board, Finance and Budget Committee, and the staff did in fact have a meeting on April 6th, and passed next year's budget and assess-

*'STATEMENT' Continued on page 2*

### **2010 plan outcome: the facilities master plan and Clubhouse complex planning**

To develop a facilities master plan, the Board has approved a contract with an architectural firm and has received a preliminary report on the structural integrity and systems functionality for the Clubhouse complex including the clubhouse, the Pool Pavilion, the Pro Shop and the swimming pool. The Planning Committee has completed a survey of the membership on the adequacy of the Clubhouse complex for current and future recreational needs. The Board is awaiting recommendations for priorities for future planning for the physical plant from the architectural consultant. The membership will be presented with three possible alternative architectural plans for the complex for the purpose of discussion and further planning.

**2016 member SWOT issues:** Respondents are evenly divided between judging this outcome as either a strength or an opportunity. In the written comments, many respondents feel that the Clubhouse complex is old and dated; and although there needs to be updating, they are concerned with the fiscal impact this

*'SWOT' Continued on page 12*

### **Remember: No Fireworks of any kind are allowed in PMC**

#### EC REMINDER

### **Lot Clearance Deadline is 6/15**

*EC Committee*

A reminder that the deadline for clearing all properties is June 15th. While tending to this chore of making your property more fire safe, why not also consider doing some more general clean-up?

The EC Code, Section 7.17 states, "It is the members' sole responsibility to, (and they shall) maintain their lots (properties including rentals) and all improvements in a neat, clean and sanitary condition, and in good repair and in such a manner as not to create a fire hazard or create a public nuisance. ...."

Let's all work together to continue to improve our beautiful community.

### **Annual Meeting of PMCPOA Membership is 6/18; Don't Forget to Cast Your Vote!**

The 2016 PMCPOA election takes place at the Members' Meeting on Saturday, June 18, when three new members of the Board of Directors will be elected to three-year terms. By now, you should have received the election packet in the mail. If not, please contact the Business Office immediately at (661) 242-3788.

In accordance with the Civil Code, you are being provided

*'ELECTION' Continued on page 13*

**'STATEMENT' Cont. from page 1**

ment of \$1,406. Was this a covert plot or "stealth" meeting to slip one by the members as alleged? Not in the least. There were many witnesses present, including your fellow members, who can honestly tell you it was one of the best interactive meetings the association has had in a long time.

In fact, one member who has been outspoken in the newspaper and in repeated emails to the Board on the matter since was actually present. Despite his self-proclaimed expertise of our POA's Governing Documents, he never once spoke out against anything presented or conducted at the meeting until days later. In fact, in that same meeting, he spoke very positively about the budget process, and while the budget may be thin, he believed that the committee, staff and, more importantly, the POA's General Manager, Rory Worster, did a great job and had demonstrated the personal skills to make it work.

Approval of the budget in April is not unheard of for our association, despite our By-Laws directing us to formally adopt the budget and assessment in May of each year. PMC Policy E-14, approved in 2004, was created as a direct result of the state Civil Code changes, which supersede our By-Laws, various rules and policies.

The state law indicates that a POA must meet certain requirements within time constraints in presenting documents and budget information to the members. PMC Policy E-14 directs the Board to meet the state laws by approving the budget and assessment in April so that you are informed appropriately and in a timely manner. The Board has done this in April for several years, and this year was no exception. In fact, another outspoken member of the Board actually served on the Board of Directors in 2012-2014. During that time as a Director, he actively participated in the budget and assessment approval process for three years running, yet never spoke of the process being against the By-Laws until now. Note: the minutes documenting these meetings can be found on the PMCPOA website.

Was the April 6th meeting advertised or

noticed to the members? Yes, it was. It was suggested in late February 2016. It was spoken to in the March 2016 Board meeting by both Vice-Chair Michael Glenn and Treasurer Tom McMullen in their reports to the membership. It was listed in the Condor newsletter, (the official publication of the PMCPOA). Note: both the Mountain Enterprise and GBU are not official PMCPOA publications. They are privately owned news outlets in the business of selling papers, and derive much of their information from second- or third-hand accounts. Notification of the "open" April 6th meeting was additionally posted on the PMC website, as well as in the lobby of the Clubhouse to again meet the rules and regulations that govern our POA with respect to notifications of meetings. The Board does regret the fact that three members who request that we notify them of meetings electronically were not told of the meeting via email. Nonetheless, one of the three did appear and as said earlier in this letter, never spoke in a negative fashion about the meeting and its result until days later. As for the failure to email the notifications of the meeting to the three members, that has been addressed with staff. Our apologies to the three members for the miss and we will strive to achieve a perfect score from herein.

Some of you may have asked why the Board approved the budget and assessment in a special open meeting and not during the regularly scheduled Board meeting of April 16th. In simple terms, the meeting was very productive. In the three months prior, much of the groundwork had been done with in-depth analysis provided by three Board members, staff and the Finance and Budget Committee, which is composed of your peer members who have knowledge in the field of finance, accounting and historical PMC budget matters. While in the meeting, the board, staff and your peer members in attendance presented their points of views and concerns. Those involved in the budget preparation provided a detailed explanation of their efforts to bring the assessment down from the originally proposed \$1,470. There was even discussion to raise it higher, but open

**'STATEMENT' Cont. on page 7**

# the Condor

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The PMCPOA Board of Directors meets on the third Saturday of every month at 10 am in the Condor Room of the Clubhouse. All members are invited to attend the open session. The executive session is a closed meeting for the discussion of and action on legal and personnel matters, third party contracts, and member-requested hearings.

Members may request copies of the open Board Meeting minutes. These requests should be made in writing to the Corporate Secretary. There is a charge per page for making copies of the minutes.

# Having Trouble Getting Homeowners' Insurance?

*PMCPOA Staff*

With the ongoing drought in California, the ripple effect of dry ground is multifaceted. One such situation tied into the years of drought is the ability to purchase homeowners' insurance in the mountain communities. As fire risk rises, insurance companies are more reluctant to write policies in mountain areas, and finding or retaining insurance has become increasingly challenging for some mountain residents.

When attempting to get homeowners' insurance, an agency will look at a variety of criteria in determining whether or not to write a policy on a home.

"Carriers look at the risk for each individual home," said Helen Morgan of the Helen Morgan Agency, an All State agency that brokers out through other companies as well. "There is very specific criteria underwriters consider, including the age and condition of the home, updates to the electrical, plumbing and water heater systems, the age and type of roof and the location," she said. Distance from a fire hydrant, response time from the Fire Department matter, previous loss history and the occupancy status all matter too. "It's very zip code zone specific," she said. "All State won't write some policies, but another company will."

If property owners who have been denied fire insurance coverage at least three times, they may obtain minimal coverage through California's Fair Access to Insurance Requirements (FAIR) Plan. The FAIR Plan is a private association comprised of all insurers licensed to write property insurance in California. It is the fire insurance analog to the assigned risk pool for high risk drivers who need auto coverage. The FAIR Plan will only issue insurance as a last resort after a diligent effort to obtain coverage in the voluntary market has been made. Any licensed insurance broker can assist a property owner in obtaining coverage through the FAIR Plan. Because FAIR Plan coverage is minimal, most homeowners will want to purchase additional supplemental coverage (aka a "wraparound policy") for contents or equity in excess of the

mortgage. For information about FAIR, visit [www.cfpnet.com](http://www.cfpnet.com). Homeowners who are unable to locate an insurance representative in their area can contact the Independent

Insurance Agents and Brokers of California (IIABCAL) at [www.iiabcal.com](http://www.iiabcal.com) for a listing of independent insurance agents/brokers in their area. Homeowners can obtain an Applicant's Kit by calling (800) 339-4099 or (213) 487-0111 if they continue to be unable to secure the services of an insurance agent or broker.

## Welcome to New Food & Beverage Manager

James Lewis, PMCPOA's new Food and Beverage manager, comes to the association with an impressive background in the food industry.

"I am excited to bring back the love and passion for food and service here," he said. "I hope to create a consistent and pleasurable

*'FOOD' Continued on page 5*

**Town Hall**  
**Friday, June 10**  
**7 p.m.**

**Condor Room**  
**Film clips from 'Mule: Living on the Outside'**

John McDonald, director of the ongoing documentary "MULE: Living on the Outside," will screen scenes from his work in progress about a man who calls himself "Mule." He has been wandering the western United States with his three mules and living outdoors for the last 32 years. The film takes an intimate look at Mule's unique path, capturing his lifestyle and philosophy and the challenges he faces every day. Visit "3MulesMovie.com."

Also invited to speak are members of the Kern Sierra Unit of Backcountry Horsemen.

**Town Hall Moderated by A.J. and Frances Durocher**

## MIL POTRERO MUTUAL WATER COMPANY NOTICE OF ANNUAL ELECTION

In accordance with the By-Laws of the Mil Potrero Mutual Water Company, Inc., the Annual Shareholder's Meeting is scheduled for July 9, 2016 at 10:00 a.m. at the Administrative Office of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Conference Room, Pine Mountain Club California. The deadline for clearing the Water Company accounts of overdue charges, to be eligible for submitting a proxy, shall be June 1, 2016.

**Robert Lame, Secretary**

**Mil Potrero Mutual Water Company**

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## Golf Club, Pro Shop Create Special Events

Looking to have some fun this summer? The PMC Golf Club and the Pro Shop have created some new events to kick off the summer season.

The first **Member's Invitational Golf Tournament** will be held on Saturday, June 25th at 10 a.m. All Golf Club members are encouraged to invite a resident non-Golf Club member to participate in this two-person best-ball, shotgun-start event. There will be prizes for Gross and Net scores, as well as on-course games such as longest putt and closest-to-the-pin on different holes.

This 18-hole event is open to any resident who wants to have fun and learn what the Golf Club is all about. Each guest will be paired with a Golf Club member. There will be tee prizes, raffle drawings and a barbecue lunch after golf for all those participating. Sign up by June 20th. Don't know a Golf Club member but want to participate? Call the Pro Shop. Cost is \$50.00 per team. Fees include golf and lunch.

**Chip and Sip** events are scheduled for June 4th and June 18th at 5:00 p.m. This is a four-hole event. All you need are a wedge and a putter; if you don't have clubs, they will be provided. There will be a drink station to keep you fortified on the course. Each participant will receive their choice of three glasses of wine or beer during the event. Cost for the event is \$10.00.

ing the event. Cost for the event is \$10.00.

A **Nine and Dine** event is scheduled for Sunday, June 26th at 5:00 p.m. This event will include nine holes of golf, followed by dinner, for \$20 per person.

For more information or to sign up for any event, call the Pro Shop at 242-3734.

### Golf Shop Hours:

**8 a.m. - 6 p.m.**  
**Sunday-Thursday**  
**7 a.m. - 7 p.m.**  
**Friday-Saturday**

**Call 242-3734 for tee times.**  
*Twilight hours/rates are available at 4 p.m. Contact the Pro Shop for details. Remember: For safety reasons, non-golfers may NOT be on the course during hours of daylight.*

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# MPMWC to Form Committee for Funding Aging Infrastructure Replacement (FAIR)

*Mil Potrero Mutual Water Company*

One of the most important and expensive projects Mil Potrero Mutual Water Company will face is the replacement of mainline pipes throughout PMC. Even though the exact project date is unknown at this time, the typical life expectancy for transmission and distribution main lines is 50-75 years. Our main lines are just over

45 years old. In 2011, when we received a bid for replacement, the cost was \$23 million.

We are establishing a committee made up of possibly two MPMWC staff members, one board member and at least two shareholders. As a shareholder of the Water Company, you are eligible to apply for this committee. The committee will meet once or twice a month for a number of months. The exact duration and frequency will be determined by the committee.

We look forward to the committee researching the best way to fund the project over a long period of time using shareholder funds as well as grants and low-interest government loans.

If you are interested in participating on the committee, please call the Water Company office or drop by to pick up an application before June 10th.

**'FOOD'** *Continued from page 3*

able dining experience for members and their guests."

Lewis graduated from the California Culinary Academy in San Francisco in 1996, and then worked in S.F. helping to open several restaurants. After some years, Lewis left S.F. and traveled to Long Beach, where he studied at L'Opera Restaurant under "Maitre D' of the Year" Patrick Boretta.

Lewis then left California to work as bar manager and executive pastry chef at resorts in Colorado and Wyoming. Most recently, Lewis came to PMC from Las Vegas, where he worked at the Hard Rock Hotel and Casino as a lead manager and a server trainer. In this role, he dealt directly with clients during events, ensuring proper flow and timing for event agendas and coordinating multiple departments.

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# A Message from the Board Chair

Congrats to all the planners and participants in this year's Lilac Festival and parade. The attendees had a marvelous time, and we should all be proud to be a part of PMC after that event.

Have you noticed how good the Golf Course looks? I have not seen it look this nice in years. Great job by Danny Hoff and the Golf Maintenance team in designing and tending with care to such a tremendous asset. It is not just about playing golf folks, but what it does to the value of the community and the personal home investment of all members.

Brush clearance is mandatory, and needs to be completed by June 15th. Get your yard cleared a few days before the deadline so you can enjoy Wine in the Pines, scheduled for June 11th in the Village.

Board Elections are underway. Counting of ballots will commence Saturday, June

18th at 1:00 p.m. Ballots, if mailed, need to be received by the Inspector of Elections by June 16th. You can hand deliver them to the Inspector on June 18th from 12:45 to 1:00 p.m. in the lobby of the Clubhouse. The Annual Membership Meeting will be held that day in the Condor Room while the ballots are being counted. See you there.

It would be a mistake for me to not address articles that have been published in the recent local news outlets focused on our General Manager, Rory Worster. Mr. Worster has been the POA's GM for approximately seven years, which stands as the longest-tenured GM in PMC history. He additionally volunteered as an interim Board member prior to his hiring.

His candid approach to matters, pride in the organization and desire to do a quality job is first-rate. While he will readily admit he

is not perfect, he is working to improve his skill sets. However, his wealth of institutional knowledge in a variety of topics, duties and responsibilities involving the POA has proven to be positive for you the member and no less than seven Boards of Directors he has worked under. Working for seven different Boards alone should speak to us all about his ability and the confidence we should have in him.

The personal challenges to his character and integrity by just a handful of members and others to sell newspapers, advertisements and just draw attention to themselves is disrespectful, mean and without any honorable intention. This Board of directors stands by the outstanding service Rory Worster has provided to the association and membership. We will not let self-serving comments, innuendos and unwarranted or unsubstantiated attacks on him deter us from our support, and neither should you.

## PMC Board of Directors Meeting Highlights

*Karin Shulman, Recording Secretary*

These are highlights of the Board of Directors Open Meeting of May 21, 2016. Complete minutes are available at the Business Office or online at [www.pinemountainclub.net](http://www.pinemountainclub.net) after their approval at the next Board meeting. In the Regular Open Meeting on May 21st, Chairman Dilibert called the meeting to order at 10:00 a.m. Nine Directors attended: Stephan Bates, Gary Biggerstaff, Sandy Browne, Susan Canaan, John Dilibert, Mike Glenn, Garry Kemmer, Tom McMullen and Douglas Wilde. Also present were General Manager Rory Worster and Recording Secretary Karin Shulman.

NEW BUSINESS:

**APPROVED RESOLUTION #01-05-21-16, THEREFORE, BE IT FURTHER RESOLVED**, that the PMCPOA Board of Directors hereby re-approves, re-fixes and re-levies the Association's fiscal year 2016/2017 annual assessment in the amount of \$1,406 per lot as previously approved, fixed and levied by motion at the Special Open Board meeting on April 6, 2016; which annual assessment in the amount of \$1,406 per lot shall be due and payable in advance on the first day of July 2016 to the Pine Mountain Club Property Owners Association, Inc. at the PMCPOA Business Office located at 2524 Beechwood Way, Pine Mountain Club, CA 93222, and which annual assessment shall become delinquent on Sept.

15, 2016 at 5:00 p.m. pursuant to Bylaw Article 10.

Per Bylaw 10.02 F, "If the assessment(s) are not paid, the assessment shall become a lien on the member's real property within the development, and that the assessment(s) shall be collectable either by an action at law to recover the amount thereof or by foreclosure. The Association shall be entitled to recover a reasonable attorney's fee and expenses in addition to the amount of the assessment and interest thereon." **MOTION** by Director Bates, **SECOND** by Director Glenn. **MOTION** carried. Director Biggerstaff opposed.

The Board approved the Consent Agenda of the Board of Directors' meeting of May 21, 2016, which included the Regular Board Meeting Minutes of April 16, 2016. There were no committee applications approved. The Board acknowledged receipt of "Committee-Approved Committee Minutes for Board Review." There were five (5) Environmental Control Committee Project recommendations, one that was a variance request and one (1) Cottage Permit request submitted for approval.

Chairman Dilibert presented the Chair's report. General Manager Worster presented the General Manager's report. Director McMullen presented the Treasurer's report.

UNFINISHED BUSINESS: **None**

BOARD ACTION ITEMS:

NEW BUSINESS:

**APPROVED RESOLUTION #02-05-21-16. RESOLVED**, that the PMCPOA Board of Director approve the Quarterly Financial Report for the Third Quarter of Fiscal Year 2015-2016 (January, February and March 2016). **MOTION** by Director Bates, **SECOND** by Director Glenn. **MOTION** carried unanimously.

**APPROVED RESOLUTION #03-05-21-16. RESOLVED**, that the PMCPOA Board of Directors approve the revision of Article 19, 19.06: "A member of a standing committee may be removed from the committee by a majority vote of the Board **"or"** at the request of the chair of the committee when the member has missed three unexcused meetings in one calendar year. A member of an ad hoc committee may be removed from that committee at the Board's discretion." **MOTION** by Director Dilibert, **SECOND** by Director Glenn. **MOTION** carried unanimously.

**APPROVED RESOLUTION #04-05-21-16 AS AMENDED. RESOLVED**, that the PMCPOA Board of Directors approve the fiber sealing, resurfacing and/or repairs on the roads as designated at a cost not to exceed (NTE) \$300,000 from the Roads Department Operating Budget for 2016-2017. **MOTION** by Director Dilibert, **SECOND** by Director

**'HIGHLIGHTS' Cont. on page 9**



**'STATEMENT' Cont. from page 2**

dialogue was a prevailing factor. When it was all said and done, a motion was made by two Board members to accept the budget and the assessment of \$1,406. With a legal motion presented, the Board ultimately approved the motion to accept the budget and assessment level.

Since that day, four to five members have questioned the Board's move, and unfairly deflected the fine work done by so few on behalf of the entire POA. The Board ultimately, at a cost to all members, sought out our POA's legal counsel, who is quite versed in HOA and POA law, to review the complaints of impropriety and alleged back-room dealings. The attorneys have said that it was in the purview of the Board to accept and address the motion presented in the April 6th meeting.

While the various POA rules that are in conflict with the state statues say that the budget approval and setting of the assessment level should be done in a resolution, a Board motion can be accepted and approved. A resolution is a more "formalized" motion. In hindsight, it would have been best to bring the motion and subject of approval to the April 16th Board meeting, where it could be done by resolution to keep things simple and neat as some members are more commonly used to.

Therefore, in the spirit of the By-laws and E-14 policy, the Board has elected to reaffirm and reapprove the 2016-2017 budget and assessment in today's meeting to meet the By-Law reference. Again, while By-Law 10.03 speaks to approving the budget in the May Board meeting, it also says that no assessment may be levied against the membership until the June Board meeting. This has not been the case for several years. How do you set an assessment on short-notice and tell the members it's due less than two weeks later on July 1? It's unfair. Therefore, E-14 directs an April approval of the budget and assessment so the POA can provide the information to all members in a timely manner.

Moreover, with the exception of this year, the May Board meeting typically coincides with the Lilac Festival, which is normally held the third weekend of

# Treasurer's Report

Prepared by Todd Draa

Pine Mountain Club POA, Inc  
Treasurer's Report and Y-T-D Financial Statement  
Year to Date Through April 30, 2016

Operating Fund	Actual	Budget	Over (Under) Variance
<b>Revenue</b>			
Current Year Assessment Revenue	3,365,243	3,366,320	(1,077)
Operations/Maintenance	133,226	141,316	(8,090)
Social Activity	448,642	584,087	(135,445)
Interest Income (Operating)	1,734	5,000	(3,266)
<b>Total Revenue</b>	<b>3,948,845</b>	<b>4,096,723</b>	<b>(147,878)</b>
<b>Operating Expenses</b>			
Operations/Maintenance	2,516,214	2,619,503	(103,289)
Social Activity	973,517	1,072,054	(98,537)
Operating Projects	48,385	49,166	(781)
Designated Fund Projects	14,415	0	14,415
Worker's Comp Safety Incentive	0	0	0
Bad Debt Expense	13,500	0	13,500
Reserve Contribution	300,000	300,000	0
<b>Total Operating Expenses</b>	<b>3,866,031</b>	<b>4,040,723</b>	<b>(174,692)</b>
<b>Net Operating Revenue Over Expense</b>	<b>82,814</b>	<b>56,000</b>	<b>26,814</b>

	2015/2016 Assmt Billing	YTD Assessments Collected	YTD Assessments Receivable
Assessment Collection Update	4,039,584	3,899,377	140,207

Payroll Summary	Actual	Budget	Variance
Payroll Wages	1,428,670	1,458,925	(30,255)
Payroll Benefits	272,206	281,378	(9,172)
Taxes and Worker's Compensation	250,191	246,666	3,525
<b>Total Payroll Expense</b>	<b>1,951,067</b>	<b>1,986,969</b>	<b>(35,902)</b>

Reserve Fund Update	Beginning Balance July 1, 2015	Interest and Contributions	Less YTD Trnsfrs and Purchases	Ending Balance March 31, 2016
	2,354,709	317,329	200,631	2,471,407

Respectfully Submitted  
  
 Operating Fund Cash Balance 1,383,944  
 Reserve Fund Cash Balance 2,471,407  
 Thomas McMullen  
 May 18, 2016

May. For several years, the May Board meeting has been moved to an 8 a.m. start time, rather than the By-law requirement of 10 a.m. Furthermore, the May agenda is usually quite short so that everyone can attend the festival and parade. Previous history has shown no such budget discussion being made in May. Until this year, no one has ever spoken out about the By-Law guidance, until a member alluded to some conspiracy by the Board. That being said, the Board is seeking out remedies, which include the engagement of our Governing Documents Committee and attorneys, to craft a new budget process procedure in E-14 to address these conflicts and memorialize our schedule pending a By-law change. You can ex-

pect this to be placed before the incoming Board in the next couple of months. Additionally, despite what the newspapers may report, our legal counsel has reviewed all of our mailings and postings required to be delivered to the membership. They have stated that the POA has complied with providing the information per the statue and in a timely manner. To say otherwise in the paper is again incorrect and based upon personal interpretation.

The Board wants to thank the members who have stood in support of the Finance and Budget Committee and staff in their endeavor to prepare a fair and just bud-

**'STATEMENT' Cont. on page 13**

# -----General Manager's Update -----

Rory Worster

I do not know how I ticked off the editors of both the local newspapers and an e-periodical, but I must have at some point, for if not, I cannot for the life of me figure out why these two people would want to print such things about our community, its Board of Directors and me.

The latest ME edition needs only some minor corrections this time. **First:** It is not spelled "Sterling" it is "Davis-Stirling." You pointed this out to me about five years ago in your paper. **Second:** The membership has received all required documents in the appropriate time frame as specified in our Governing Documents as well as State Statutes, and this has been verified by our legal team. **Third:** There are many more than 19 boarders who use the Equestrian Center on and off. The center is a valuable amenity for the association and our prop-

erty values. **Fourth:** The largest number of horses we can remember boarding at the center from 2009 to now has been 33-35. Back around 2000 to 2001, there were about 45 horses at the center. However, we believe six of them were rental string horses, so that puts the number of boarded horses at about 39. Currently, we have 24 horses at the center and we have an owner saying they have two more coming up in June. I would say this is pretty good for the current economy that we are still experiencing here in our area. I still do not see a lot of purchasing of discretionary and labor-intensive things such as horses and so on.

**Fifth:** Mr. Kilker has committed to staying and chairing the EQ Committee until at least the June meeting, and they only have one horse, not "horses" as was printed in the paper. Also, to the point that

the Rental String was axed without member input, that is just not borne out by the facts. This topic was discussed in the February Equestrian Committee meeting. A vote of the committee members was taken at the next meeting, with 10 to 1 in favor of postponing the Rental String. Also, a letter was written to the Board and then read at a meeting for the Board from Steve Kilker regarding a vote to not have the Rental String this year. That's pretty open.

**Sixth:** Both the Equestrian Center Manager and I started working on trails and extensions or development over two years ago when she brought a few ideas to me. We will be cleaning up a couple of fire access roads starting before the end of June that can double as horse and walking trails. As always, we are looking at the best ways to gain efficiency while protecting the safety of all our employees, even more so when working around large animals. We have a work-place safety and work-flow expert coming within the next two weeks to evaluate our work flow and make recommendations for the staffing and stable operations. The requests for this inspection and evaluation went in over a month ago. To say these things are not backed by current management is a misguided attempt at creating discord where there is none.

So to conclude this rebuttal, I would like to say I am sorry for whatever I did or you think I did that made you two editors mad at me, the association, the Board of Directors and the membership. Please stop the personal attacks that are not based on facts and get back to some kind of fair reporting.

Now on to other matters.

'GM' Continued on page 9



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**The editorial and advertising deadline for the July 2016 Condor is Monday, June 13, 2016.**

'GM' Continued from page 8

### Questions About Board Candidate Ross Canton

Due to the questions and emails coming in to me and the fact that the other publications have focused elsewhere; I will answer the questions about the candidate who is suing the association one more time here in this report. Yes, regardless of the way candidate for the Board of Directors Ross Canton filled out the candidate filing form, he is in fact suing the Association. The case number in Kern County Superior Court is BCV-15-101383, or you can look it up by his last name to get more details.

### Projects and Events

• Staff was directed to get some pricing on performing a soils/water level survey around the Clubhouse area. However, I checked with our Plans firm, and they thought it is premature at this time to have the test done for future projects, and advised waiting. I did reach out to the Field Manager of the water company: He had requested some pricing for a geo survey a little while ago, and was given a price range of between \$8,000 and \$10,000 for a pretty intensive survey. If we need to move on this, we will try to work with the water company and possibly save some costs through mobilization. We will stay on top of this and keep you informed.

• SCE via Tidwell Construction is here. Their project involves several of the association streets and Mil Potrero Highway, and pulling almost a mile of new underground power cables. Please be patient with the street or lane closures and the

power outages that are sure to follow. Remember, this project is to enhance the reliability of our electrical power grid going forward, and I believe it will build in some redundancy that we currently do not have.

• I met with three AT&T project engineers last week. They are targeting restarting the fiber cable pull into PMC by the middle of this month. This means getting a contract awarded, then planning the work schedule. I was able to find out that this cable is going to be the backbone for all AT&T services. I am just not sure when any other services might be available to consumers.

• Summer events are kicking off. Be sure to check the Condor newsletter, calendars, website and the lobby for information about the pool, summer camps, Concerts on the Greens, Movies on the Greens and much more.

• During the month of April, Patrol responded to 136 calls for service. Observations and calls included the following:

- Enforcement: 43
- Public Assist: 70
- Suspicious Incident: 14
- Traffic Incident: 3
- Wildlife: 5
- Written Warnings: 1

### EC Office Recap – April 2016

Construction Projects and EC Committee Recommendation: 2 each

EC Officer Approvals of Minor Projects (No KC Permit Needed): 25

EC Enforcement Letters Written: 47 (0 citations issued as a result of these letters)

### 'HIGHLIGHTS' Cont. from page 6

Glenn. **MOTION** by Director Bates, **SECOND** by Director Kemmer to amend Resolution #04-05-21-16 to read "2016-2017" instead of "2015-2016." **MOTION** by Director Dilibert, **SECOND** by Director Glenn to approve Resolution #04-05-21-16 as amended. **MOTION** carried unanimously.

**APPROVED RESOLUTION #05-05-21-16. RESOLVED**, that the PMCPOA Board of Directors approve funds from the Reserve Fund, NTE \$6,000, for plans to rework the campground and to restore its aesthetics and usability by the members. **MOTION** by Director Bates, **SECOND** by Director Glenn. **MOTION** carried unanimously.

**APPROVED RESOLUTION #06-05-21-16. RESOLVED**, that the PMCPOA Board of Directors approve the installation of Association cameras on certain Association property, NTE \$9,200, from the Operating Fund. **MOTION** by Director Glenn, **SECOND** by Director Bates. **MOTION** carried. Directors Browne, Biggerstaff, McMullen and Wilde opposed.

The Board sent and received 16 items of correspondence this month.

The next Regular Open Board Meeting will take place on June 18, 2016, at 10:00 a.m. in the Condor Room.

The meeting adjourned at 12:17 p.m.

# PROFESSIONAL SERVICES

## Real Estate Agents

Jennings Realty/Jeff Mowry  
www.jenningsrealty.org  
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Professional Services ads are \$5 per line per month, two line minimum, when paid by the year. Otherwise, \$6

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# COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPOA welcomes your input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on PMC's website at [www.pinemountainclub.net](http://www.pinemountainclub.net).

Thank you for your submissions to the Compliments, Concerns and Compliments Box. It takes a village to run a village, and your care and concern help keep PMC the wonderful place we love.

Look for responses in the Condor. Please be sure to include your contact information. While your name will not be published or posted, we don't respond to anonymous submissions.

If you have a concern that involves maintenance, sanitation or safety issues, or is of a confidential nature, please contact the Business Office immediately at 661-242-3788. Thank you!

## COMPLIMENTS

I've been very impressed with our Transfer Site and our recycling efforts at PMC. I've watched to see other residents

who have obviously taken the extra time and made the extra effort to separate the various products to be recycled – and, unfortunately, many others who have not. There is a lot of recyclable material being tossed into the trash that hasn't been separated. I've removed large pieces of cardboard and cardboard boxes from the trash a few times and transferred it into the cardboard pit. I've also learned that PMCPOA receives an average of \$2,250 per month for its recycling of paper, plastics, glass, aluminum, E-waste and scrap metal – and I believe we could be "earning" much more.

I'd like to make two preliminary suggestions: 1) Start an awareness campaign to encourage residents and guests to recycle and separate their trash based minimally on our current setup at the Transfer Site, and 2) Set up a few more bins to accom-

modate some of the recyclable material that we are not currently allowing, such as steel/tin cans, aluminum foil/bakeware, all of the plastics numbered 1 through 7, and a box for small disposable batteries. At my previous home, we placed over 75 percent of our "trash" into the recycling bin each week. Can we do better overall at PMC with our recycling efforts? I think so. Thanks for the opportunity to express my concerns.

**Response:** Thank you for the compliments and the ideas for the Transfer Site. We will be working with the county and recycling vendors to see if we can practically add other collections to what we are allowed to do, and if we have the space to do so.

- Kudos to the new Food and Beverage Manager. In only three weeks there is an enormous improvement in the food and service. Everything we have ordered has been great.

- Best Cinco de Mayo ever. The tacos were great. Congratulations to the new Food and Beverage Manager and his crew. They are doing a great job!

- So nice to see so many positive comments about the Mother's Day Brunch at the Clubhouse. Kudos to our new Food and Beverage Manager for another wonderful job.

- Loved the steak special. Very good!

**Response to all of the above:** We are glad you are happy with our New Food and Beverage manager. We too think he has made a huge positive impact in a very short time here, and we know he will continue to impress as we move forward. We had numerous compliments on Mother's Day, and we think the staff is really starting to demonstrate what a great job they can do.

## SUGGESTIONS

- Have we (PMCPOA) ever attempted to have solar lights illuminate the PMC sign on Mil Potrero at the entrance to PMC? If not, I think it might be a good idea, and I would be willing to assist any efforts or research.

'CCCs' Cont. on page 11



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**'CCCs' Cont. from page 10**

**Response:** Yes, we attempted this several years ago, and the problem was that there is not enough direct sunlight in the spot where the collectors are to create the sunshine needed to charge the batteries. However, that was several years ago, and solar power and batteries have come a long way since then, so it is probably time to take another look at this. We will direct staff to bring ideas to the Board early next year and see what might be possible, remembering as well that we need to comply with our dark skies plan as much as possible.

**CONCERNS**

• After reading the Condor for the month of May, I am having some concerns about accountability for the 2016-2017 budget. It's hard to grasp the expenses of your budget. "RV Campground, \$18,000;" "Administrative, \$1,173,947;" etc. What does that mean? In the Treasurer's Report, "Payroll, \$1,290,180." How many employees do we have? Is it not fair as homeowners to know how many employees there are? "Maintenance, \$2 million;" "Social Activities, \$877,000." Please break down these expenses.

**Response:** The budget information provided in the Condor shows what each of the association's departments are expected to generate in revenue, as well as what they will be spending in the next fiscal year. As stated in the annual assessment package, this is a budget summary. Expenses include salaries, benefits, workman's compensation and the like, as well as supplies, utilities and materials for the given. Both the Board and Finance and Budget Committee have reviewed the complete budget and approved the numbers. The Finance and Budget Committee meets the Wednesday before the Board meeting in the Pool Pavilion at 5:00 p.m., and the committee reviews the budget in some detail. All members in good standing may attend any of the standing committee meetings. The Treasurer's Report shows the association's revenue and expense by function rather than a listing of each department's monthly activity. Currently, the association has 35 full-time employees and 45 part-time employees. De-

pending upon timing and the seasons, this number can fluctuate.

**COMPLAINTS**

• I am strongly taking offense to "Mr. Anti-Complainer" (re: Transfer Site). 1. We have lived here for going on 16 years and never have either of us seen any "sports car" come racing up to the site! Or ANY other vehicle for that matter. 2. Unfortunately, it's more than "occasionally" that people "socialize" in the very confined space for disposing of their trash. 3. This is mainly a retirement living area, and walking is an "issue" for some of these people. So 15 feet could be a problem when you should be able to park right next to the main container to unload your trash. Even though I am sure he/

she was kidding about the coffee kiosk, this area is NOT a social gathering spot!

**Response:** Thank you for your input. We agree that safety needs to come first at the Transfer Site, and all rules and the posted speed limit must be followed. At times, the Transfer Site gets very crowded, and it's nearly impossible to predict when an influx of members will all come at the same time. During those times, it is especially important to attempt to keep the flow of cars moving, and to get in and out of the site as quickly as possible. However, we also do not want to discourage neighbors from saying a friendly "hello" while out and about. We will keep an eye out for anyone breaking the rules at the Transfer Site.

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**'SWOT' Continued from page 1**

would have. There is concern that the pool area is not getting adequate attention and is old and falling apart. It is evident from many of the comments that the bathrooms need to be redone. If there is the decision to move forward with replacing the Clubhouse complex, there needs to be transparency in the decision process, and members need to see and have a voice in the decision. It is important that the Board does its utmost to clearly communicate the benefits and plans for the Clubhouse complex upgrade or replacement, especially how it will be funded.

**Recommendation:** To change the assumption members have that a Clubhouse remodel will dramatically affect assessments, communication about the project as a whole has to be increased. As the process goes forward to develop a plan for the Clubhouse complex and pool, and drawings/options become available, all avenues for including members must be used. Condor articles, emails, member forums, lobby displays and multimedia on the website can all be exploited to make certain no one is excluded. Once options for a potential remodel are developed, cost breakdowns and

financing options must be made available to the membership. At the same time, the membership must be made aware of the cost of maintaining an aging facility, along with the potential for complete failure of the pool. The benefit on the annual budget of cost savings realized from a new green facility and reduced maintenance should also be emphasized, along with the possibility of enhanced revenues from renting space to small conventions, weddings and the like. The benefit of making the clubhouse ADA compliant should be clarified. Finally, the benefit to members of a more up-to-date facility with expanded services and ease of use should be made clear.

**2010 plan outcome: capital reserve fund**

To identify and determine the life span of all capital assets, the Association, as required by the California Civil Code, maintains a Reserve Study for all assets that is updated on a regular schedule by outside professionals. Major pieces of equipment, mechanical and structural components of each building, and furniture and other major contents of all buildings are listed, and the expected life span and replacement cost

is expressly stated. The Board routinely repairs or replaces these items as they reach the end of their expected useful existence.

**2016 member SWOT issues:** Those respondents who seemed to understand the Capital Reserve Fund identified it as a strength (73%). Written comments indicate the desire to be fiscally conservative and not just replace items due to accounting practices, but to be prudent and replace if the equipment is not working. This is a strong indicator that the Reserve is not widely understood. Members quite honestly stated they still do not have a grasp on what is covered in the Reserve Study and what the funds are used for. Opinions in the comments state that members see that the facilities need upgrading, specifically the pool and the Pool Pavilion. The view by several is that maintenance of the assets and equipment is one of the most important responsibilities of the Board and the GM.

**Recommendation:** A strong educational effort to familiarize the membership with the capital reserve fund is indicated. Particular emphasis should be placed on the fact that this is mandated by law to protect the assets of the Association and is

**'SWOT' Continued on page 13**

# Wine In The Pines

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**Sorry:  
No dogs allowed  
at WITP**

**'SWOT' Continued from page 12**

not merely an accounting practice.

**2010 plan outcome:  
operational management and  
roads**

The Association conducts ongoing maintenance of PMC roads, including such projects as clearing and enlarging drainage channels, sweeping cinders and trimming overgrown bushes, trees and overhanging branches to prevent blind corners and slippery conditions. From time to time, additional drainage channels are approved, where water crossing roads forms ice. These types of projects are considered routine and do not require special approval.

**2016 member SWOT issues:** Members express satisfaction with current maintenance of roads. Association efforts to contain costs for paving are appreciated, and the condition of the roads in the development is considered a strength. Some members pointed out specific crossroads and other areas where drainage becomes a problem in the winter with the formation of ice.

**Recommendation:** Continue with the current maintenance plan, but carefully monitor areas where ice forms in the winter. Develop a plan to improve drainage at intersections where ice forms.

*Next issue: "Enforcement, Emergency Preparedness and Recreational Management."*

**'STATEMENT' Cont. from page 7**

get for all of PMC. This Board feels compelled to provide you with information on increases in fees and assessments as soon as practicable. All of the meetings involving the budget and assessments were open to the membership, much like the previous years. The Finance and Budget Committee hosts meetings each month that can be attended by all members in good standing. Meetings are usually the third Wednesday of each month at 5:00 p.m. in the Pool Pavilion. Feel free to attend, and personally observe for yourself that there are no secrets, and everything is on the table.

**Respectfully,  
2015-2016 Board of Directors**

**'ELECTION' Cont. from page 1**

with a mail-in secret ballot for your vote. If desired, you may bring the mail-in ballot to the Annual Meeting and hand-deliver it during the registration period. Registration for hand-delivered ballots opens at 12:45 p.m. and ends with the closure of the polls at 1:00 p.m. Voting will take place until the hour of the election at 1 p.m. An Inspector of Elections will tally the votes, with the winners to be announced immediately thereafter.

The meeting will be held in accordance with the bylaws of the Association to elect the three new members to the Board of Directors and to transact other business as may be properly presented and discussed at the meeting. In order to conduct the annual meeting, a quorum of at least 25 percent of the membership entitled to vote must do so by mail or in person. If the lack of a quorum results in adjournment of the annual meeting, a second meeting will be immediately convened with a quorum of 15 percent in ac-

cordance with the Bylaws.

There are six candidates vying for the three openings. The candidates (in the order in which they submitted Letters of Intent) are Sandy Browne, William Gurtner, John Cantley, Anthony Ziegler and Keith Nette. Ross Canton is also a candidate, however, he stated he was not in a lawsuit with PMCPOA when in fact he is. (See May Condor pages 8 and 9.) To view the complete resume and position statement packages of these candidates, please refer to the PMCPOA website.

---

**Community Picnics  
in Park Begin 6/2**

The Thursday "Picnics in the Park" at Lampkin Park resume June 2 and continue until the weather turns cold. Picnics start at 5:00 p.m. Bring a meat to cook, dish to share and your own table service. Come out and enjoy the great food and visiting with your friends and neighbors.

---

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**Tai Chi** • 9:30-10:30 am  
Monday . Wednesday .  
Friday

**Gentle Stretch** •  
9:30-10:15 am . Tuesday .  
Thursday

**PMC Yoga & Pilates** •  
10:15-11:00 am . Tuesday .  
Thursday

### **Classes in PMC Clubhouse**

Check the office for fees.

## Recreation Room Hours:

*Mon, Wed, Fri: 3 - 6 p.m.  
Weekends: 11 am - 6 pm*

Summer Break:  
*11 am - 6 pm Every Day*

### Homework Club

Tues/Thurs  
2:30 - 4:30 p.m.  
*(through end of school year)*

Arts & Crafts  
*Wednesdays 3-5 p.m.*

## Entertainment

### Line-Up:

Saturday Nights  
*7 to 11 p.m.  
(unless otherwise  
noted)*

*June 4 -- Saggy Bottom  
Boyz (Classic Country  
& Rock )*

*June 11 -- Jimi Nelson  
Band (Country)*

*June 18 -- Dave Wilson  
Band (Mix of Rock 'n'  
Roll & Country Rock)*

*June 25 -- New Daddy  
(Mix of Blues, Rock &  
Americana Music)*

### Sunday Jams:

*June 5 & 19  
2-5 p.m.*

*Menu available from Bistro*

Celtic Jam: 6-9 p.m.

*Every Tuesday night*

*Bring your own instrument  
to play or just come enjoy the  
music and have fun.*

*Jams in Condor Room*

*Friday Night  
Live Music in Lounge*

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# Activities

## **Mondays**

12:45-4:00 pm .  
Bridge . Condor Room

## **Tuesdays**

10 am . WOW . Pool Pavilion  
6-9 pm . Celtic Jam .  
Condor Room

## **Wednesdays**

12:45-4:00 pm . Bridge  
. Condor Room

## **Thursdays**

11:30 am . Skins Golf  
7 pm . Garden Club  
Pool Pavilion (2nd  
Thursday)

## **Fridays**

6 pm . Amateur Radio  
Club . Pool Pavilion .  
(3rd Friday)

## **Saturdays**

7 pm . Music . Lounge

## **Sundays**

2-5 pm . Sunday  
Jams (2x per month) .  
Lounge

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# COMMITTEE MEETINGS

**All committee meetings are open to  
PMCPOA members in good standing.**

### **Thursday, June 2 (First Thursday)**

10:30 am Recreation Committee Lounge

### **Friday, June 3 First Friday)**

8:30 am Greens and Ground Golf Shop  
2:00 pm Environmental Control Condor Room

### **Saturday, June 4 (First Saturday)**

9:00 am Governing Documents Pool Pavilion  
1:00 pm Planning Pool Pavilion

### **Saturday, June 11 (Second Saturday)**

8:00 am Equestrian Committee Pool Pavilion  
9:00 am Emergency Preparedness Condor Room  
10:00 am Communications Pool Pavilion  
10:00 am CERT Condor Room

### **Wednesday, June 15 (Wednesday Before Board Mtg)**

5:00 pm Finance & Budget Pool Pavilion

### **Saturday, June 18 (Third Saturday)**

10:00 am PMCPOA Board of Directors Mtg. Condor Rm

## Transfer Site Hours:

**8:30 a.m. - 5 p.m.  
Every Day  
Open Until 7 p.m.  
Thursdays**

## Bistro Hours

**Monday-Sunday  
8 a.m. - 2 p.m.  
Friday-Saturday  
Dinner 5-9 p.m.  
Sunday  
Dinner 5-8 p.m.  
Bistro -- 242-2233**

## GUILD ACTIVITIES

### **Every Monday**

9-3 . Lace Guild . Pool Pav

### **Second/Fourth/Fifth Wednesdays**

9-3 . Quilt Comfort Zone .  
Pool Pavilion

### **First Thursday**

6:30 pm . Quilt Guild  
Business Meeting . Pool Pavilion

### **Every Friday**

9-3 . Quilt & Chat & More  
. Pool Pav (9-1:30/3rd Fri)

### **First/Third Saturdays**

1-4 . Knitting Guild .  
Condor Room