
Recreation Roundup

The warm weather is here, and with it comes an array of recreational events and activities. Here's a rundown of what's happening:

- **Summer Camp pamphlets** are available at the Front Desk starting May 1.
 - **Movie in the Condor Room** -- May the Fourth Be With You! On Wednesday, May 4 at 6 p.m., "Star Wars: The Force Awakens" will be screened. Concessions will be available for purchase.
 - **"Cinco De Mayo"** festivities take place on Thursday, May 5th, with a Taco Bar at 4 p.m. in the Lounge available for \$5.95. Drink specials will be offered until 8 p.m.
 - **The Mother's Day Brunch** is Sunday, May 8th from 10 a.m.-2 p.m. in the Condor Room and Lounge. This is an all-you-can-eat buffet for \$24.99 for adults and \$9.99 for kids. Children 3 and under are free. Please purchase tickets at the Business Office by May 1.
 - **The pool opens** for the season Memorial Day Weekend on Friday, May 27.
 - **The first Concert on the Greens** is Saturday, May 28th from 4:30 p.m. to 7 p.m. featuring the music of John Marx and the Blues Patrol. 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 Ronny & the Classics on June 11, City Beat on July 9, Box Car 7 on Aug. 13 and the Jimi Nelson Band at the Hoe Down on Sept. 4
 - **Water Aerobics** begins June 1 with Miss Fit Fitness. Sign up now at the Front Desk.
- Please look for flyers on these events in the Clubhouse lobby.
-

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
661.242.3788 . 661.242.1471 (fax)

**Community Picnics begin
Thursday, June 2 at 5 p.m. in
Lampkin Park. Bring a meat to
cook, dish to share and your
own table service. Come on
out and enjoy the great food
and visiting with friends!**



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VOLUME 38 . NUMBER 5 . MAY 2016

Check out PMC's website at www.pinemountainclub.net

Planning Committee Update

John Cantley, Planning Committee Chair

The Planning Committee is currently engaged in two tasks. One is the creation of a new Five-Year Strategic Plan. This required the development and distribution of the recent SWOT survey. We had a robust response, taking into account the time and effort this survey required of respondents. The number of responses ensures a 95% confidence in the results, with a 6% error rate according to SurveyMonkey.com analytics.

The next step was for the committee to analyze the numerical results and then identify and categorize similarities among all written responses. That has now been compiled into a report containing issues raised by members and the committee's recommendations. The report was presented to the Board at the March open Board meeting. Now, the report will be printed in its entirety in the Condor over sev-

'PLANNING' Continued on page 11

Meet the Candidates Forum

Come hear what the PMCPOA Board of Directors Candidates Have to Say

**Saturday, May 7, 1-3 p.m.
Condor Room**

It's PMC Election Time Again!

The PMCPOA election takes place at the Members' Annual Meeting on Saturday, June 18, when three new members will be elected to the Board of Directors for three-year terms. Voting will take place up until the closing of the ballot box on election day (usually around 1 p.m.). An Inspector of Elections tallies the votes, with the winners announced immediately thereafter. Election packets will be mailed to the membership this month.

The six candidates vying for the three openings are Sandy Browne, William Gurtner, John Cantley, Anthony Ziegler, Keith Nette and Ross Canton. To view the complete resume and position statement packages of these candidates, please refer to the PMCPOA website (www.pinemountainclub.net); then click on the "PMCPOA Elections" menu. The candidates are listed above and on the website in the order in which they submitted Letters of Intent.

2015 SWOT Survey Results, Analysis and Recommendations

John Cantley, PMC Planning Committee Chair

The SWOT survey, available to all online for several months through SurveyMonkey.com, allowed members to respond to the Association planning outcomes from the 2010 Strategic Plan. The Planning Committee has grouped member responses by categories for clarity. In making recommendations, the committee considered the data collected and analyzed using SurveyMonkey online polling software and all individual written comments submitted by member respondents.

BUDGET PROCESS, FINANCE, AND OPERATIONAL MANAGEMENT: PART 1

2010 Plan Outcome: Budget Process and Project Approval

The Association has improved the effective allocation of its resources and controlled assessment increases by approving only projects and other expenditures that fall under the Association goals and that are evaluated with sound business practices as established in the Association's Business Policies and Procedures. The cost and justification for each project or expenditure is clearly stated in the annual open budget meeting and published in the Condor. As part of the annual budget meeting, the membership is made aware of projects and expenditures that have been approved and those that have been eliminated during the budget preparation process. All revenue streams and cost centers are clearly identified and where deficits are projected, a plan to reduce them is developed.

2016 Member SWOT Issues: Member response was generally to approve efforts the Association makes to make the budget process transparent. Some members expressed dissatisfaction with the inability to personally vote on all projects expending Association funds. Some also felt they were not sufficiently informed when projects were being considered by the Board. These views reveal a disconnect with the budget formation and project review processes, pointing to a need for ongoing education. Some comments indicate members need further education on the actual cost of amenities, the process for project approval and the Reserve Fund process. Some members expressed a desire for advance knowledge of any projects being considered and debated in Board meetings.

Recommendation: The Association should plan to continue

'SWOT' Continued on page 13

DEFENSIBLE SPACE WORKS!

Make Your Home Fire Safe

Emergency Preparedness Committee

A DEFENSIBLE SPACE of 100 feet (or the maximum footage possible as limited by the lot size) around your home is required by law. The goal is to protect your home while providing a safe area for firefighters.

ZONE ONE: Zone One extends 30 feet out from buildings, structures, decks, etc.

- Remove all dead or dying vegetation.
- Trim tree canopies regularly to keep their branches a minimum of 10 feet from structures and other trees.

• Remove leaf litter (dry leaves/pine needles) from yard, roof and rain gutters. It only takes one spark on pine needles/dry leaves to start a fire.

- Relocate woodpiles and other combustible materials into Zone Two.
- Remove combustible material and vegetation from around and under decks.
- Remove or prune vegetation near window.
- Remove "ladder fuels" (low-level vegetation that allows the fire to spread from the ground to the tree canopy). Create a separation between low-level vegetation and tree branches.

ZONE TWO: Zone Two extends 30 to 100 feet out from buildings, structures and decks. You can minimize the chance of fire jumping from plant to plant by removing dead material and removing and/or thinning vegetation. The minimum spacing between vegetation is three times the dimension of the plant.

- Remove "ladder fuels."
- Cut or mow annual grasses down to a maximum height of 4 inches.
- Trim tree canopies regularly to keep their branches a minimum of 10 feet from other trees.

The law also requires a screen over your chimney out of not more than ½ inch mesh. All vent openings should be covered with 1/8 inch or smaller metal mesh to prevent sparks from entering your house.

REMEMBER, **HAZARD REDUCTION CLEARANCES ARE DUE BY JUNE 15TH.** Property owners who are found to be in violation on July 16th are cited with a \$250 fine. Property owners who have not had their properties cleared 30 days after receipt of the violation will receive an additional citation of \$500.00. Any citation that is not paid in full is put on to the property owner's tax bill or sent to a collection agency. Check your property tax bill to ensure there are no errors.

the Condor

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www.pinemountainclub.net

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PMCPOA, Inc. does not endorse the products of advertisers in *The Condor*.

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.

**Community
Yard Sale!**
Saturday, May 28
8am-2pm
**On the Blacktop
at Lampkin Park**
**10X10 Spots
Available on a
First-Come, First-
Served Basis**

PMC CERT Requests Yard Sale Donations

Are you in need of cleaning out your garage/basement?

The Emergency Preparedness Committee and PMC CERT will have a table at the Community Yard Sale on May 28th. Proceeds from the sale will be used to help purchase equipment and supplies needed for the PMC CERT team and Emergency Preparedness trailers. The team welcomes and appreciates any items that you would like to donate. Just bring them to the sale that morning.

For more information, please call Tom and Dayne Yancey at 242-1094.

Variances Can Create Value in 'Unbuildable' Lots

Don Sharpe, Environmental Control Comm.

As PMC is nearly built out, there are fewer and fewer "buildable lots" available for sale or development. Due to physical constraints such as slope topography (up or down), lot shape, large and valuable pines near the center of a lot, Kern County requirements and other conditions, many lots appear unbuildable and seem almost worthless, thus remaining empty. Or, those lots are reverted to PMCPOA and taken off the assessment roles, which hurts us all. Not all lots are buildable with a variance; however, there are lots available at very reasonable prices that are. PMC Bylaws state: "The Board of Directors, after considering the recommendations of the Environmental Control Committee, may permit reasonable variances from the restrictions set forth in the CC&Rs to overcome practical difficulties, avoid unnecessary expense or prevent unnecessary hardship to owners."

At this time, there are 40 such lots held by the association available for purchase. When a lot reverts back to the association through foreclosure, it becomes eligible for sale if it is free of entanglements. Gary Wilson of Mountain Properties (garywilson@mtprop.com or 888-856-0001) is the broker who conducts the transactions and can answer questions about the available properties

The first step in seeking a variance on one of these lots is to file an application and appear before the EC Committee with a rough plot plan sketch and topographic contours (which may be obtained at the EC office) and discuss the proposed project. The committee is extremely helpful; and in one meeting you will be encouraged, or not, to proceed with further drawings based on your ideas or their suggestions. The CC&Rs state that if "the improvement so located will not be unduly detrimental to the development or to adjoining properties, the committee, subject to Board approval, may waive the setback requirements...". A good example would be a lot sloping up

or down away from the street, of which there are many in PMC. These normally require a 25-foot front yard setback, making development prohibitive because of expensive retaining walls and construction. Front and/or side yard distance reductions can be substantial, and the EC Committee would evaluate the conditions as to whether or not to approve a reduced setback based on the intentions set forth in the previous paragraph. There are further additional steps required, such as giving written notice to all owners of lots with-

in 300 feet, and a 15-day waiting period prior to the Board of Directors' action on the request. Please contact Bob or Tina in the EC Office to obtain the necessary submittal forms and information. You will be amazed how value can be created on a lot you thought unbuildable. And, if all 40 available lots were purchased, the 40 additional assessments that could be collected would bring in more than \$50,000 to the association. The variance approval is a triple win for all; the owner, the Association and our community.

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. Shareholders in good standing desiring to place their names in nomination for a seat on the Board of Directors should submit their resume, as defined by the Equal Access Policy adopted by the Board of Directors on May 26, 1987, to the Water Company office no later than 4:00 p.m. on May 20, 2016. The resume must be typed on a single 8 1/2" x 11" page and must include the candidate's signature. The Equal Access Policy is available for review upon request.

The resumes may be mailed to: Secretary of the Board, Mil Potrero Mutual Water Company, P.O. Box "W," Pine Mountain Club, CA 93222, or may be taken to the business office located at 16275 Askin Drive, Pine Mountain Club, CA 93222.

Nominations will be accepted from the floor at the Annual Meeting before the close of the proxy box.

Robert Lame, Secretary

Mil Potrero Mutual Water Company

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Golf Season is Back!

PMC Pro Shop

The PMC Golf Course is gearing up for golf season with a variety of fun and competitive events! Below is list of activities we have planned.

- Night Golf – July 2nd (this is fun for the whole family)
- Bocci Ball
- Chip & Sip
- Friday Night Scrambles
- Junior Golf Camp (scheduled in July)
- Women’s Clinic (dates to be determined)
- Golf Lessons & Coaching

The scheduled events are designed to involve both novice and seasoned golfers. If you’re not a golfer, no worries. Come in and join our Social Club, which entitles you to Wine & Cheese Events and is a great way to get to know people in our community. Don’t forget that our Golf Club is always accepting new members.

The course is looking awesome, and

with the help of Mother Nature, green has popped up everywhere. Great job Golf Maintenance team! We are looking forward to the increase and variety of activities offered this year, and to a very successful golf season.

This month, the Mother’s Day Scram-

ble (18 Holes) will take place on Saturday, May 7 at 8 a.m., and the President’s Cup (18 Holes) will begin on Saturday, May 21.

Please call or come by the Pro Shop for fees and details on any of these events. The Pro Shop number is 242-5324.

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.

Join us for... **Sports Variety Night!**

Every Tuesday
5 - 7 p.m.

Lampkin Park

Sports equipment provided, but feel free to bring your own also.

All Ages Welcome!

Meet

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Archers Hold First Meet of Season

Brent Bennett

The Pine Mountain Club Archers had a meet on March 23rd. It was an usually beautiful day in PMC. It was warm enough, there was no wind; and there was a group of six archers competing, and a number of spectators.

We shot paper targets and Styro-foam 3-D targets with a potential of a perfect 300 score, which, unfortunately, no one received. We still had a great time. It was the first meet of the year, and everyone was getting back in archery shape. There were category representations from

“Sighted Bows,” “Non-sighted Bows” and “Women’s.” There were targets to 40 yards, which were reached by the newer people who had not shot much before. As relative newcomers, this was encouraging for them. The Women’s class was won by Celia Dermont, and the Non-sighted class was won by Thomas Smith, with Ramesh Thadani coming in second and Jay Myerly placing third. The Sighted class was won by yours truly, with Allen King placing second. At the winner-take-all target of 65 yards, all uphill, Thomas Smith took top honors.

Stay tuned for the next meet in about 3 months. In the meantime, if you are interested in archery, sign up for the club at the front desk. It’s only \$15 for the year. (The local archery range in Santa Clarita is \$20 for 2 hours.) For lessons or more information, call 242-2704. For lessons, you must have your own gear.

Sierra Club Meeting: ‘Quail Lake Oasis’

An oasis nearby to the mountain communities? Quail Lake is indeed an oasis and habitat for wildlife. It lies on a migratory pathway for many water and wetland bird species. Its surrounding natural grasslands provide foraging for nesting bird species. It is a fish haven frequented by both human and animal fishers!

Photographer Bill Buchroeder and Biologist Lynn Stafford will present a program rich in history and the present-day life of Quail Lake during the Friday, May 27 meeting of the Sierra Club. Lynn will describe the values of the lake and the nearby natural lands, including the endangered species there.

Nonmembers are welcome to attend. Social Hour is at 6:30 p.m., and the meeting is at 7 p.m. Both take place in the Pool Pavilion. For details, call Liz Buchroeder at 242-0619.

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A Message from the Board Chair

John Dilibert
pmcboard@pmcpoa.com

Greetings to all and welcome to spring! May's edition of the Condor is tight on space, so here we go.

Board election ballot packets will be mailed out very soon. Due date for ballots is June 18th. We have six candidates vying for three seats on your Board. There are also a few PMCPOA bylaw changes to be voted on as well. In order for you to make an informed decision on the candidates, please take time to review their respective statements, applications, and resumes. If you want to seek clarification on a position, information they have presented in their documents, or simply want to ask a question of them yourself, there is one remaining Candidate's forum on Saturday, May 7 at 1:00 p.m. in the Condor Room. The forum is moderated, with the assistance of the

Election Committee. Committee members will be in the audience to receive your questions and forward them to the moderator.

An assessment for 2016-2017 has been set at \$1,406 per lot and is due by July 1. This is a \$14 increase over last year. Please note, this was a very in-depth process and partnership with staff, the Budget and Finance Committee, the Board, other standing committees and the membership to meet the needs of the POA for the coming year. In fact, the initial proposed assessment came in at \$1,470. After several rounds of evaluations, conversations, analysis and even self-reflection on wants vs. needs, the Board approved the amount at \$1,406. I want to thank all of those who were engaged in the process and for your continued support through the new fiscal year.

More on assessments: On April 9th, I

attended the quarterly meeting of our water company. Note: As a property owner in PMC, you are also a member of the Mil Potrero Mutual Water Company. Unfortunately, I was the only member in the audience, so that makes me the reporter of this important meeting, during which their 2016-2017 budget was discussed and water rates/assessments were set. The meeting included a report on facilities, strategic planning including a need to address aging infrastructure, state and federal mandates and building a reserve fund to better maximize capabilities. In the end, the assessment per average residence here at PMC will go up approximately \$104 dollars for the year, which translates to approximately \$26 per calendar quarter. Information on the new rates will be

'CHAIR' Continued on page 7

Pine Mountain Club POA, Inc. 2016/2017 Budget

Revenue

Assessment Income	4,066,152.00
Interest Income	12,000.00
General & Administrative	80,000.00
Condor Ad Income	5,400.00
Association Business	2,500.00
Patrol	1,200.00
Maintenance Operations	14,300.00
Environmental Control	6,000.00
RV & Campground	18,000.00
Refuse & Recycling	25,000.00
Equestrian Center	53,000.00
Equestrian Rent String	0.00
Pro Shop	95,000.00
Lounge	143,000.00
Bistro	270,000.00
Pool	2,000.00
Recreation	4,250.00
Events	22,100.00
Fitness	4,000.00
Reserve Interest	12,000.00
Total Revenue	4,835,902.00

Departmental Expenses

General & Administrative	1,173,947.00
Association Business	155,010.00
Patrol	310,104.00
Clubhouse Maintenance	200,068.00
Maintenance Operations	823,724.00
Environmental Control	112,773.00
RV & Campground	18,103.00
Refust & Recycling	149,610.00
Equestrian Center	179,022.00
Equestrian Rent String	0.00
Golf Maintenance	313,940.00
Pro Shop	117,922.00
Lounge	163,969.00
Bistro	472,233.00
Recreation	89,361.00
Pool	40,185.00
Fitness	6,996.00
Events	27,350.00
Operating Contingency	75,000.00
Total Dept Expenses	4,429,317.00

Non-Departmental

Reserve Funding	360,000.00
Bad Debt Expense	46,585.00
Capital Improvements	0.00
Net Income Over Expense	0.00

2,892 Member Assessments
Assessment = \$1,406.00

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 March 31, 2016

Operating Fund	Actual	Budget	Over (Under) Variance	
Revenue				
Current Year Assessment Revenue	3,028,668	3,029,688	(1,020)	
Operations/Maintenance	122,987	128,887	(5,900)	
Social Activity	403,208	527,398	(124,190)	
Interest Income (Operating)	1,583	4,500	(2,917)	
Total Revenue	3,556,446	3,690,473	(134,027)	
Operating Expenses				
Operations/Maintenance	2,290,290	2,389,642	(99,352)	
Social Activity	877,010	961,934	(84,924)	
Operating Projects	42,067	44,249	(2,182)	
Designated Fund Projects	14,383	0	14,383	
Worker's Comp Safety Incentive	0	0	0	
Bad Debt Expense	13,500	0	13,500	
Reserve Contribution	300,000	300,000	0	
Total Operating Expenses	3,537,250	3,695,825	(158,575)	
Net Operating Revenue Over Expense	19,196	(5,352)	24,548	
Assessment Collection Update				
	2015/2016 Assmt Billing	YTD Assessments Collected	YTD Assessments Receivable	
	4,039,584	3,889,877	149,707	
Payroll Summary				
	Actual	Budget	Variance	
Payroll Wages	1,290,180	1,316,281	(26,101)	
Payroll Benefits	242,560	251,872	(9,312)	
Taxes and Worker's Compensation	226,210	219,630	6,580	
Total Payroll Expense	1,758,950	1,787,783	(28,833)	
Reserve Fund Update				
	Beginning Balance July 1, 2015	Interest and Contributions	Less YTD Trnsfrs and Purchases	Ending Balance March 31, 2016
	2,354,709	317,282	200,631	2,471,360

Respectfully Submitted


Thomas McMullen
April 13, 2016

Operating Fund Cash Balance 1,680,354
Reserve Fund Cash Balance 2,471,360

'CHAIR' Continued from page 6

delivered to all owners in the near future. I also extended an invitation to the water company to present an overview of their facilities and upcoming challenges at the annual General Membership Meeting on June 18th. It is worth the time and effort. On a side note, for the year, we have cut back water consumption here in PMC by 17 percent. That is pretty good. However, the state target is 25 percent, so we have some work to do.

Lilac Festival is the weekend of May 14th. This is a week earlier than most of us are used to. Mark your calendars: Lilac is on the second weekend of May this year!

While you are out and about driving, let's take a moment to slow it down by being a little less heavy-footed on the accelerator coming into the area. Springtime brings out more people and more forest friends. We have had some accidents with wildlife, including the loss of a pair of deer. Meeting a guardrail is not a good thing to do either. Pay attention to stop signs and expect the unexpected.

Lastly, happy Mother's Day to all our moms out there. On Sunday, May 8th, there will be a Mother's Day brunch served here in the Clubhouse. The cost is \$24.99 for adults and \$9.99 for kids age 4 and up. I understand it is "all you can eat," but remember, Mom will be watching! Reservations and payments are to be made through the Business Office by May 1st.

PMC Board of Directors Meeting Highlights

Karin Shulman, Recording Secretary

These are highlights of the Board of Directors Open Meetings of April 6, 2016 and April 16, 2016. Complete minutes are available at the Business Office or online at www.pinemountainclub.net after their approval at the next Board meeting.

In the Special Open Board Meeting of April 6, 2016, Chairman John Dilibert called the meeting to order at 5:37 p.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: RESOLUTION #01-04-06-16 APPROVED. RESOLVED, that the

PMCPOA Board of Directors approve authorizing funds not to exceed (NTE) \$24,000 from the Operating Fund to remove, repair and replace material infrastructure for the water leak entering into the Pro Shop walls. MOTION by Director McMullen, SECOND by Director Canaan. MOTION carried unanimously.

MOTION to Discuss and Possible Approval of 2016-2017 Budget. MOTION by Director McMullen, SECOND by Director Wilde. MOTION carried. Director Biggerstaff opposed. AMENDED MOTION by Director Browne, SECOND by Director McMullen to adjust the presented budget in the following manor: 1) reduce funding to the Reserve Fund from \$400,000 to \$360,000; 2) taking \$15,000 to repopulate the departments impacted by the minimum wage increase; 3) take \$25,000 and place in the Operating Contingencies line item, and

that sets the assessment at \$1,406. It is strongly urged that the next Board of Directors make a decision towards the end of the next fiscal year and any funds not used as part of the Contingency Fund be deposited into the Reserve Fund. MOTION carried. Director Biggerstaff opposed.

Meeting ended at 7:35 p.m.

In the Regular Open Meeting on April 16th, Chairman Dilibert called the meeting to order at 10:02 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.

The Board approved the Consent Agenda
'HIGHLIGHTS' Cont. on page 9

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

Rory Worster

SCE Construction Project

SCE via Tidwell Construction is here. Their project will involve 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 build in some redundancy that we currently do not have. Also, please remember that the association has nothing to do with your utility power; we cannot make phone calls for individuals to find out information.

Please Slow Down

Reminder: Speeding is an issue that keeps getting more and more prevalent here. We are moving traffic control stations around the community. There will be a camera and a radar gun that will display your current speed. The maximum speed limit on any association street is 25 mph. There are a few streets, such as Aleutian in front of the stables, that are posted at 15 mph.

Please remember that Association Rule 6.02 States: "Any person operating a motorized vehicle on PMCPOA roadways must have a valid driver's license, proof of insurance and obey all posted speed limit signs." Bylaw 3.03 reminds us that the member on title to a property is fully responsible for members and guests; this includes those driving on the PMCPOA roadways.

If you receive a citation, the first violation of this rule could result in a fine of up to \$500.00. Please drive responsibly and comply with the posted speed limit signs -- and give your neighbors and local wildlife a fighting chance.

Budget

Let's talk about the budget. I will tell you that most people are very pleased with the limited increase we were able to

stay within on the new budget. This was a 1% increase over the prior year, despite the Legislature and Governor throwing a curveball at the last minute with a mid-fiscal-year minimum wage increase that will impact the association by about \$15,000.

We are also facing a forecasted 20% increase in healthcare costs for the full-time employees, and all of our California-sourced materials will most likely increase as a result of the third minimum wage increase in a 30-month time span.

Vice Chair Glenn, Treasurer McMullen, Director Wilde, Committee Chair McClellan and the entire Budget and Finance team, as well as staff members, including every Department Manager, were heavily involved in this year's budgeting process. There was a meeting held in April. The original posted agenda was revised on April 2nd to have a resolution to allocate money for the French drain repair to the outside of the Pool Pavilion, and the language was changed regarding the budget discussion to "possible motion to approve." After a few hours of debate, I believe a good compromise was reached, and a motion was put forward to approve the budget. It passed with only one director voting no.

When this budget was passed in a noticed meeting, staff removed the resolution from the regular Board meeting for the 16th, as the budget had already been passed and there was no reason at that time to discuss it further. The assessment has been set at \$1,406.00. It is due and payable on July 1st, 2016 and becomes delinquent if not received by the office on Sept. 15th by 5:00 p.m. Any delinquent accounts will be forwarded to our collection agent on Sept. 16th.

Some have said that the Bylaws were not followed in this case; and I will agree, as they have not been followed in the last five years or so for good reason: Bylaw 10.03 says in the last sentence, "The Board shall not adopt a budget or make any assessment against the members based thereon until the regular meeting of the Board for the month

of June in each year." This goes against Civil Statute 5615, however. We have a window of between 60 and 30 days before an increase to notice the members of the increase or a special assessment. If we have to wait until the June meeting to set a budget, we are already three weeks late for the July 1st deadline set by the statute.

Statute 5300 gives us a window of 30-90 days prior to the end of the fiscal year to get a whole bunch of information out. The statute direction supersedes that of our Bylaws, and therefore we must follow it. Why not change the Bylaws to reflect what we need to do? The short answer is that it takes a super majority of the members -- not just a quorum -- to pass any changes to 10.02 and 10.03. History tells us that with the amount of bank-owned properties we have today, it would be a futile effort to try to get the 2/3 votes that would be required. Legal council advises that we keep them the same and follow the statute-driven process.

Board of Directors Election

The Letters of Intent have been submitted and the election packets have been received from the following candidates. These are all for three, three-year terms for serving as a Director. Here are the candidates, listed in the order in which the Letters of Intent were received: Sandy Browne, William H. Gurtner, John Cantley, Anthony Ziegler, Keith Nette and Ross Canton. Per Bylaws, staff verifies eligibility by looking at member-in-good-standing status only for being placed on the June ballot.

At this time I do need to point out that there is one candidate, Ross Canton, who marked two disclosure items incorrectly on Appendix E of the candidate filing form. I have included images below of his actual answers to these questions in his packet. On Question 3, regarding litigation:

a. Are you currently an opponent

'GM' Continued on page 9

'GM' Continued from page 8

in any litigation or administrative proceeding against the board of directors, Association staff or the Association?

Here is his response to that question:

YES NO (in consultation with Mom Attorney)
Case Name: _____

This is not correct. There is currently a filed case in Kern County Superior Court. The case number is BCV-15-101383 Canton ET AL VS. Pine Mountain Club Property Owners Association Inc., A California Corporation. Plaintiff Ross Canton. Plaintiff: Alicia Taboada. Defendant: PMCPOA Inc., a Calif. Corp.

The second one is in section 5 regarding conflicts of interest. Note 1 reads in this section:

“Note 1: A director shall be deemed to have a conflict of interest if that director or member of his/her immediate family is a principal, officer or employee of a party or entity involved in a matter or dispute with the board of directors, Association staff or the Association. A conflict of interest also exists if the candidate has a material financial interest in a matter before the board. Immediate family is defined as: spouse, co-habitant, children, siblings, parents and in-laws.”

5(e) reads:

e. Are there any matters pending before the board in which you have a personal, financial or familial interest?

'GM' Continued on page 11

'HIGHLIGHTS' Cont. from page 7

of the Board of Directors' meeting of April 16, 2016, which included the Regular Board Meeting Minutes of March 19, 2016 and Special Open Board Meeting of April 6, 2015. There was one committee application approved. The Board acknowledged receipt of "Committee-Approved Committee Minutes for Board Review." There were no (0) Environmental Control Committee Project recommendations and eight (8) Cottage Permit requests 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:

RESOLUTION #03-03-19-16 APPROVED AS AMENDED. RESOLVED, that the Board of Directors approve the revision of the Pine Mountain Club User Fees Schedule FY 2016-2017. MOTION by Director Browne, SECOND by Director McMullen. Opposed by Directors Bates, Biggerstaff, Browne, Canaan and Wilde.

AMENDED MOTION to hold monthly golf fees to \$45 per month. MOTION then carried, unanimously.

BOARD ACTION ITEMS: NEW BUSINESS

RESOLUTION #01-04-16-16 APPROVED. RESOLVED, that the PMCPOA Board of Directors approve authorizing an amount not to exceed \$10,000 to survey and map the immediate area around the current Clubhouse to enable the continuation of project work and concept drawing project that is un-

derway for the facilities master planning, NTE \$10,000 from the Reserve Fund. MOTION by Director McMullen, SECOND by Director Bates. MOTION carried unanimously.

RESOLUTION #02-04-16-16 APPROVED. RESOLVED, that the PMCPOA Board of Directors replace Reserve Study item #1302 Park Furniture/fixtures, which is currently funded at \$11,250 in the Reserve Study. NTE \$11,250 from the Reserve fund. MOTION by Director Glenn, SECOND by Director Bates. MOTION carried unanimously.

MOTION by Director Browne, SECOND by Director Dilibert, to approve Association Rule, Article 20 rule change. MOTION carried unanimously.

MOTION by Director Dilibert, SECOND by Director Glenn, to approve that the Annual Golf Fees become due April 1 each year. MOTION carried unanimously.

MOTION by Director Bates, SECOND by Director McMullen to approve Board Candidates Resumes and Acknowledgments. MOTION carried. Director Browne abstained from the vote.

MOTION by Director Bates, SECOND by Director Kemmer, to approve the 2016-2017 Election Packet provided by The Inspector of Elections. MOTION AMENDED to correct the spelling of Sandy Browne's name from "Brown" to "Browne." MOTION carried. Director Browne abstained from the vote.

The Board sent and received 11 items of correspondence this month.

The next Regular Open Board Meeting will take place on May 21, 2016 at 10:00 a.m. in the Condor Room.

The meeting adjourned at 11:30 a.m.

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(661) 242-3752/16311 Askin PMC

Greg and Monica Brackin
(661) 242-2685

Tree Service/Arborist

Lewis W. Larmon
Tree Service Contractor
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Professional Services ads are \$5 per line per month, two line minimum, when paid by the year. Otherwise, \$6 per line per month. No refunds. The fee includes the name of your business and phone number. PMCPOA does not guarantee the accuracy of the information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.

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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.

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

• The Saturday before Easter, my husband, our kitty and I were heading down to a friend's house in Bakersfield. My husband drove our old motor home, and it stalled and stopped on Mil Potrero Highway at a very steep, blind corner. Many cars were backed up behind our motor home, and we didn't know what to do. Since it was Easter weekend, there were many visitors on the roads. We tried to move to the side of the road, but the motor home didn't move. At that moment, a PMC Patrol car stopped and I heard the voice of a Good Samaritan. She helped us with many things, controlled the traffic, called our insurance company (our cell phones have no reception on the road), moved the motor home to a safe area and drove us back home safely. We appreciate her helping us very much and love living in PMC. Thank you!

Response: We are glad Patrol was able to help you in your time of need. Thank you for the compliment!

• We loved New Daddy! What a great band with a great sound. Love the blues and harmonica. Chris Wilson is the bomb. Thank you PMC for making a great night. If this was the house band, I'd be here every Saturday night ordering the Tri-Tip! Please bring them back! We always need new bands at the Clubhouse. It was crowded tonight; very refreshing. (Please note that this is a compilation of 17 compliments that came in regarding New Daddy band.)

Response: We will try to get New Daddy back in a rotation. We are glad to hear from so many new people that the band was

so worth coming to see, hear and enjoy.

• The Tri-Tip meal (on April 2) was wonderful. (Please note that three compliments came in on the Tri-Tip meal special.)

Response: We are so glad you liked the Tri-Tip. The team in the kitchen is striving to make great specials every weekend. Come on down and try the food; you might just find a new favorite meal. The weekend specials are sent out every week in the e-mail blast, so if you are not signed up, you won't get the inside scoop.

• St. Patrick's Day was excellent! The food was delicious and plentiful. The corned beef was superb, very tender and flavorful! The Shepherd's Pie was quite tasty. Music with Joe Croyle was wonderfully Irish. We need to have Joe play more often. The decorations were festive and fun was had by our table of eight. This is absolutely how to bring back the crowds to the Lounge! Keep up the good work. I love it! (Please note that there were 10 compliments about the St. Patrick's Day event. This is a compilation of them all.)

Response: The Bistro and Lounge staff will continue to work on making dining and entertainment experiences better and better. We have four very talented cooks who are bringing their personal touches to the specials we put out, and the servers, support staff and bartenders are committed to providing very good service. And here is a little inside information: We have extended an offer to a wonderful new Food and Beverage Manager. He will start soon, and we hope to introduce him in the next Condor newsletter.

CONCERNS

• When are you going to repaint the lane lines on St. Bernard and Zermatt? They were not done well last year!

Response: Lines will be repainted again this summer as soon as the crack filling and our contracted road work is complete.

COMPLAINTS

• I think it is about time to update our campground. It is one step up from a U.S. Forest campground in that it does have water. This was fine back in the 70's when a lot of people used tents. How about updating it so that people with motor homes and trailers can put it to use?

Response: Your timing is spot on with your comment on the campground. The Board has been looking into a facelift for this very under-used area of the association. There will be a request shortly for funds to solicit engineering drawings to see what is possible, with maybe a minor expansion and redoing the road so larger motor homes can use the spaces. Both the Greens and Grounds Committee and the Planning Committee will have roles in this area going forward.

**The editorial and
advertising deadline
for the June 2016
Condor is Monday,
May 16, 2016.**

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'PLANNING' Cont. from page 1

eral issues for the members. The committee's next step is to work with management and the Board to develop action plans, deliverables, timelines and measures to address those concerns. The result will be the new Five-Year Plan. The plan will be posted online and progress will be monitored and reported regularly.

The other task we have been assigned by the Board is to assume responsibility for the ongoing architectural project. The purpose of the project is to provide PMCPOA and its members with a structural model for the future of the Clubhouse complex and the swimming pool. There are three components. Working with the original concept provided by the engineers and architects at the Klassen Corporation, the committee is to: (1) Determine that the model is consistent with the needs and wishes of the membership as reflected in surveys and is consistent with the Five-Year Plan; (2) Determine and provide

the Board with an assessment as to the percentage distribution of space allocated among services as reflected in the model; and (3) Work with the GM to provide the Board with a plan whereby the model can be converted into working drawings.

For the first component, the committee has analyzed the outcomes of the current Five-Year Plan SWOT survey that bear upon the issue of facilities and has compared that data with all previous survey results. It is important to note that the development of a plan for the future of the physical facilities is called for in all of the previous Five-Year Plans and is supported by the latest data as well.

In the second component, the committee has analyzed the Klassen Corporation concept and has developed an assessment of the space allocated to administrative and member services in a future facility.

The committee is now engaged in the third component of its charge: that of converting the new model to working drawings to support the development of financial options. The committee understands that the Board and the members will need a great deal of information and a feasibility plan in order to undertake what will be a lengthy and lively discussion.

In support of the third component, the committee's efforts to date have been organized in a timeline with the following divi-

sions: fact finding, development of assumptions, development of a five-year trend on maintenance and repair costs both anticipated and unanticipated, development of options and alternatives, member education, architectural design and drawings, and the development of financial options. The committee is well engaged in the fact-finding effort. In support of that, the five-year SWOT survey has been completed and the committee's report delivered to the board. We have obtained updated demographic data from Kern County; we have considered in depth the impact of the Tejon Ranch development; we have accumulated a list of POAs similar to PMC and are studying their facilities; and we have worked with the GM to complete a detailed space usage matrix for PMC. We have developed and updated monthly a set of assumptions that adhere to the project.

The committee believes that the planning process now under way is critical to the future of our community. The association works very hard to maintain what is a rapidly aging facility at a significant cost. To continue this effort without a comprehensive picture of what we want in the future is clearly inefficient. The principles to which the committee subscribes are two-fold: Decisions need to be economically sound and based on a clear vision and a consensus about the future.

'GM' Continued from page 9

Here is his reponse to that question:

YES NO
Describe if YES: _____

This should also have been marked "yes."

Patrol Recap

During the month of March, Patrol responded to 189 calls for service. Observations and calls included the following:

- Enforcement: 49
- Public Assist: 112
- Citations: 1
- Suspicious Incident: 18
- Traffic Incident: 1
- Welfare Checks: 4
- Wildlife: 4

EC Office Recap – March 2016

Construction Projects – EC Committee Recommendation: 3 each

EC Officer Approvals of Minor Projects (No KC Permit Needed): 36 each

EC Enforcement Letters Written: 23 - 1 Citation issued as a result of these letters

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'SWOT' Continued from page 1

the current process but make an effort to further educate the membership on specific budget issues mentioned above, both in quarterly orientation meetings for new members and in Condor articles. The Association may want to provide some educational forums or articles describing the role the Board plays in a non-profit corporation in the approval of expenditures. The Association may want to explore using the weekly email blasts to announce new projects that will be discussed at Board meetings. When approving projects, the Association should make certain the project review policy is followed completely and all sections of the project application are filled out, especially those sections requiring the gathering of member opinion on proposed projects.

2010 Plan Outcome: Budget Process and Recreational Funding

To improve services to the members, the Association approves a budget at the beginning of the fiscal year that places funding for all events and recreational activities in specific departmental budget plans. The Planning Committee uses online polling software to solicit member satisfaction with events and activities. The Communications Committee accepts member opinion of events and activities through the Compliments, Complaints, and Concerns (CCC) box both online and in writing on an ongoing basis, and publishes the opinions monthly in the Condor.

2016 Member SWOT Issues: Members report general satisfaction with the open nature of the budget process to the extent they are aware of it and consider it a strength. Previous criticism that recreational events did not have their own ongoing budgets has stopped. Members like the CCC box for providing a forum for opinions on recreational events, but a few did not think there was follow-through.

Recommendation: The budget formation procedure is a strength and should be continued. The Planning Committee and the Association may want to assess the satisfaction members have with expenditures for large recreational events such as the Concerts on the Greens by further specific surveys, employing head counts

at events, and providing event assessment forms similar to those used in the Bistro.

2010 Plan Outcome: Operational Management and Bistro Operations

The Association has improved its organizational operations both in efficiency and consistency from year to year by establishing and maintaining an updated set of job classifications and descriptions. A business and operations manual has been developed and put in place for the Bistro. A preventive maintenance plan has been put in place for all Association equipment.

2016 Member SWOT Issues: The members' perception of the gains in operational efficiency by the Association in the last five years are somewhat overshadowed by controversy generated by the operation of the Bistro on the Greens. Members do not understand the need to subsidize the operation. Members also have a negative reaction generated by several different aspects of their experiences with the Bistro. Three areas of concern exist. One, the current food service upstairs needs attention in the areas of responsive-

ness, promptness and quality. Two, the appearance and decor of the downstairs dining room and, to an extent, of the lounge upstairs is described as dowdy and outdated and does not match the menu, which is described as fine dining. And three, the smoking section outside is poorly planned and has driven away lounge customers. Otherwise, the members approve of the overall operational efficiencies the Association has established in the last five years.

Recommendation: The Association needs to fix the service deficiencies for upstairs dining with oversight adjustments and additional training. Decor problems may be deferred to planning for an overall remodel of the Clubhouse complex. The smoking section upstairs needs attention to bring back lost customers. The objections to the need for subsidies requires educational initiatives focused on why amenities are provided by planned recreational developments and the real cost of the subsidy for each amenity per lot.

Next issue: Budget, Finance, and Operational Management, Part 2.

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PMC Yoga & Pilates •
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Thursday

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Recreation
Room Hours:

3 - 6 p.m.
Mon, Wed, Fri
11 a.m. - 6 p.m.
Weekends

Homework Club

Tues/Thurs
2:30 - 4:30 p.m.

Arts & Crafts
Wednesdays 3-5 p.m.

Entertainment

Line-Up:

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

May 7 -- Pajammers
(Classic Rock &
Country)

May 14 -- K.C. Rebels
(Mix of Country & Rock
& Roll)

May 21 -- Rich Herman
Band (Mix of Rock &
Motown Soul)

May 28 -- The Fulltones
(American Roots Music)

Sunday Jams:

May 1 & 15
2-5 p.m.

Menu available from Bistro

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. Condor Room

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

Fridays

6 pm . Amateur Radio
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COMMITTEE MEETINGS

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

Thursday, May 5 (First Thursday)

10:30 am Recreation Committee Lounge

Friday, May 6 First Friday)

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

Saturday, May 7 (First Saturday)

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

Saturday, May 14 (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, May 18 (Wednesday Before Board Mtg)

5:00 pm Finance & Budget Pool Pavilion

Saturday, May 21 (Third Saturday)

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

Transfer Site Hours:

8:30 a.m. - 5 p.m.

Every Day

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