

Monthly Newsletter



THE CONDOR

♦
JULY 2024



THE OFFICIAL PUBLICATION OF THE PINE MOUNTAIN CLUB
PROPERTY OWNERS ASSOCIATION, INC.

Check out the exciting events happening this July!

Welcome to our new newsletter! We are thrilled to share with you the latest developments in our community.

Firstly, we are grateful to all our members who have continued to support our growth. Your patience has allowed us to keep our association running smoothly and effectively.

We are excited to start July with a New Board of Directors and a new Chairperson, Vice-Chairperson, Secretary, and Treasurer. Thank you to all the candidates who ran this year.

This month, we have a plethora of activities lined up designed to cater to our community's diverse interests. There's something for everyone, from Movie Night and Teen Night to Piano Bar, Comedy Night, Concert on the Greens, and our 4th of July celebration. We also have a range of fun recreational programs for the whole family, ensuring that no one is left out of the fun.

We are thrilled to announce two local community events coming this July: the enchanting Wine in the Pines and the literary extravaganza Books in the Woods Book Fair.

This month, we have an amazing and educational Town Hall. Come by the Condor Room and get certified in CPR and First Aid!

This July, we celebrate you, our incredible members who help to keep our community running, at our Member Appreciation Event at the end of the month.

Enjoy this month's newsletter!

Gisa Seeholzer
Editor

Save A Tree
Receive Your Newsletter
Electronically

In this newsletter
you can expect:

New Board
Members

Patrol Updates

Community
Safety

Community
News

Community
Events

News You Can
Use

Happy
4th of July



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Unsolicited articles, letters to the editor, and photographs are welcomed with the understanding that publication is at the sole discretion of the editorial staff and cannot be returned unless accompanied by a SASE.

Reasonable care in handling submissions will be taken but the Condor cannot be responsible for materials submitted.

The Condor is published monthly by PMCPOA, Inc. and is the official publication of the corporation. Opinions expressed do not necessarily reflect the views of the Condor Committee, the PMCPOA Board of Directors, or the management.

Please contact the PMCPOA office with change of address at the phone number listed. 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 10:00 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.

Editorial and Advertising Deadline for August 2024

Monday, July 15, 2024

If you have written an article, know of some mountain community news that may be of interest to the members, human interest or anecdotal stories, please feel free to submit to the editor for publication in an upcoming issue. Articles may be edited for length or content.

Email: communications@pmcpoa.com



Website: www.pinemountainclub.net
Facebook: www.facebook.com/pmcpoa

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8:00am-3:00pm
(Closed for lunch 12-1pm)

Office 242-3788
Patrol 242-3857 (24 hrs)

Letter from Outgoing Chairperson: Bill Lewis II

OUTGOING MESSAGE

It's been an honor and privilege to have served the association the past six years. I'd like to address three issues to close this fiscal year and thank some people.

First, I want to address the reserve fund. For over 40 years, previous boards failed to set aside money to take care of the clubhouse and the old pool for the long-term beyond minor replacement issues. I'm told these boards didn't want to risk increasing assessments to set money aside because they were concerned about their popularity and not concerned about the future beyond their terms of office. So, deferred maintenance became a way of life and the clubhouse and pool suffered the consequences over the many years with the band-aid-fix philosophy until 2019.

In 2019, under the leadership of Chairman Bill Gurtner, that board voted to include the clubhouse and pool within the reserve study following lengthy discussions in two open board meetings with members in attendance and in agreement. It was time to stop "kicking the can down the road." I was proud to be a part of that decision to start looking beyond three-year term limits and address the future of the entire association and its members with tomorrow and the next 50 years in mind.

I've heard a few members suggest we should remove the clubhouse and pool from the current reserve study. Seriously? Do we want to travel back in time and resume our deferred maintenance approach with band-aid-fixes?

You may have heard or read that bids are expected during this time period from qualified contractors on the remodel project. The bids will finally provide a cost for the project as we have advertised and those numbers will be presented to the next board so they can digest the information and share the numbers with the members to determine the next course of action.

If you know little to nothing about this project or would like to refresh your memory with factual information, I encourage you to read the recap and updates of the project and other information posted on our web site that includes drawings and renderings.

The plan is good, basic and long overdue. It's not extravagant and it's not even close to resembling a high-class country club catering to the rich and elitist. It is intended to serve our members and their families and guests in good times and during emergency situations.

The current clubhouse is not well-suited for emergencies (according to the fire department and Red Cross) and the increasing numbers of members who utilize the facility for a variety of purposes.

Our community is growing, and the clubhouse should be expected to keep up with that growth.

I also encourage you to read the Clubhouse Task Force Report dated August 18, 2018.

That report provides the background for the current project proposal and the steps that were taken to develop the recommendations for the master plan that included direct involvement by members in town halls and workshops before the master plan was approved by the board.

I'm concerned about allegations regarding the so-called "division" between the board and members. You've probably read or heard the board is directly responsible for this division by not being openly transparent and not listening to members. I disagree. I think the perception of a division is an illusion – a smoke-and-mirrors effect - crafted by a few members who relentlessly disseminate false information about the board. And, without the ability to truly provide fact-checking for members who might question the information being posted or attempt confirmation of facts, how does a member determine what's true and what's not?

I am amazed how many members read a lie posted on Facebook and accept it as truth without question or bothering to do actual research. First of all, a member should not rely on a Facebook page where no fact-checking occurs and administrators routinely allow misinformation, harassment, and false allegations to be blatantly posted, even when they know information to be false, and particularly when it suits their own agendas and prejudices.

If someone told you that new construction for the clubhouse is a done deal and will start in July, they would be lying – and that was posted. If someone told you that an illegal meeting occurred where directors approved the RFP to solicit bids from qualified contractors to determine the costs to fix the clubhouse, they would be lying – and that was posted.

If someone told you that I was going to try to sneak something by everyone at the June board meeting with its published agenda and eight other directors present, they would be lying – and that was posted.

What do we do about these people who aren't being held accountable for their deceptions or allowing it to occur? I truly don't know.



Letter from Outgoing Chairperson: Bill Lewis II

However, I'm hoping the general manager, the Communications Committee, the new Communications Coordinator and the next board will explore the ability to refute misinformation to the members in a timely manner and more efficiently beyond what they are already attempting or proposing to do. It's an uphill battle, but one that should be prioritized.

I want to say thank you for all of the contributions and work made on behalf of the association and for the unwavering support over the past six years from a great staff past and present, the dedicated managers, our volunteer committee members and committee chairs, and Phyllis Throckmorton, John Cantley, Adel Martin, Karin Shulman, Grace Wollemann, and Todd Greisen.

I thank the directors who have served unselfishly to make this association better. And, thank you to the members who have stepped up and been positive in their support of the association and the board who truly believe we have acted in their best interest over the years and who have appreciated those efforts.

Be safe, stay healthy, and please be positive.

This message is based in part on the Chair's Report from the June 15, 2024 Board Meeting.

Thank you

presented by PMCCPOA

Wine in the Pines

PREMIER WINERIES | CRAFT BREWERIES
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July 6, 2024
PINE MOUNTAIN CLUB, CA
1PM - 4PM
12PM VIP EARLY ENTRY

Tickets

21+ ONLY PLEASE
No Children Or Dogs
\$70 General Admission | \$90 VIP | \$80 At The Gate

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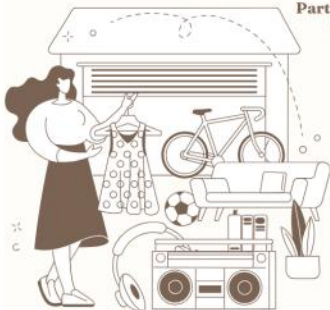
YARD SALE

PMCCPOA
Community Yard Sale

SATURDAY/SUNDAY
8/24-8/25
9:00AM - 3:00PM

Participate from the comfort of your own garage.
Sign Up and pick up a free permit in the office

Sign Up By August 19th




Books in the Woods Book Fair

Saturday July 27th 2024
10:00 - 4:00
Lilac Stage
Pine Mountain Club, CA


Local Southern California authors, publishing professionals, editors, and graphic designers will be presenting their books and services. Our youth ambassadors will be on hand to promote reading and host activities for children and young adults.

Keynote Speakers



Laurie Frankel
Laurie Frankel is the New York Times bestselling, award-winning author of five novels. Her writing has also appeared in The New York Times, The Guardian, The Washington Post, Poets & Writers, Publisher's Weekly, People Magazine, Lit Hub, The Sydney Morning Herald, and other publications. She is the recipient of the Washington State Book Award and the Endorsement Award. Her novels have been translated into more than twenty-five languages and been optioned for film and TV.

LaurieFrankel.net



Ginny Myers Sain
Ginny Myers Sain is the New York Times bestselling author of Dark & Shallow Lies and Secrets So Deep. She has spent the past twenty years working closely with teens as a director and acting instructor in a program designed for high school students seriously intent on pursuing a career in the professional theatre. Having grown up in deeply rural America, she is interested in telling stories about resilient kids who come of age in remote settings.

GinnyMyersSain.com



Allan Fox
Cold Case detective Allan Fox will be doing a presentation highlighting his forty years career. Allan's work has been featured in documentaries, podcasts, true crime books, and numerous news accounts.

Welcome Your New Board of Directors



Chairperson
Jennifer Emmet



Vice Chairperson
Candace Bennett



Treasurer
Randall Gates



Secretary
Carolyn Gilbert



Director
Cameron Acosta



Director
Mark Bailey



Director
Shawn Coulter



Director
Philip Gabriel



Director
Brad Hudson

Board Election Results 2024

- Candace Bennett - 678
- Randall Gates - 663
- Shawn Coulter: 423
- Rob Fredericks - 410
- Ross Canton - 174
- Cecilia Torres - 126
- Arturo Preciado - 77

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Update from General Manager: Todd Greisen

MANAGER UPDATE

This month marks my one-year anniversary with Pine Mountain Club. It's been exciting for me to be here and serve the community in this position as your General Manager and Chief Operating Officer. It hasn't been without challenges, but even those I've found to be positive as lessons learned for how I and our staff can improve life in the community. I want to thank the hard-working staff I've inherited and all the committee and board member volunteers, without whose help I could not have accomplished what I've done so far. I look forward to continuing improvements and overcoming challenges we face in the coming years.

A couple of my most recent improvements involve staff changes. I recently established a new position called Communications Coordinator, hiring Gisa Seeholzer to fill this position. In a very short time, she's made big strides toward improving PMC's member and resident-facing communications and public relations. If you follow our association-sanctioned Facebook page, you've already seen many more posts that give you accurate information about Pine Mountain Club. Over time, this will minimize the confusion and misinformation caused by other groups and pages using our name.

I'm excited to let you know that you'll see a modernized format in July's Condor newsletter, edited by Gisa. Our goal is to draw more online readership and reduce printing costs of the Condor. In 2023, the association spent about \$18,500 in printing costs, the biggest contributor being the monthly Condor. If you haven't already, please consider signing up for the Condor to be emailed to you monthly instead of the mailed version. Also to be announced within a few weeks will be our completely new and improved Pine Mountain Club website. Both have been high on my improvement priority list since taking the reins as GM. More communication improvements are coming as Gisa works her way down our priority list, including email blasts and other media outlets, with greater transparency and accuracy in mind.

A more recent staff change is a position I created to help me better run the operations of PMC. I've promoted Grace Wollemann to the position of Assistant General Manager. One challenge that I and my GM predecessors have faced is having too many direct reports. I currently have 13 managers and supervisors reporting directly to me. If you've been in management of a company of this size, or larger, you may recognize that 6-8 is a more realistic number, maximizing the effectiveness of a leader. Grace has been a highly dedicated employee of PMC for over a couple of decades, and already knows much about our day-to-day operations.

For now, she will continue to fill her roles as HR manager and recording secretary, both of which consume her time. Having this position in place will set the stage for

additional staff reorganizing in the coming months and share my load of running the organization. To accomplish this, her roles will change, and she'll be able to take on some additional leadership on the management team.



To finish this month's report, I want to make note of some ongoing challenges we're facing and how we're trying to address them. One of our ongoing challenges is post office operations. With large product providers no longer delivering to the door, our small little post office gets an overwhelming number of packages daily. This corporate business model shift has left small POs like ours across the country scrambling to get these packages delivered to the customers. For the most part we've solved the packages getting returned because of improper addressing. We've reeducated residents how these packages can be delivered through us instead of other delivery companies. However, this reeducation has resulted in a high volume of packages not returned and coming through our small facility. The volume continues to be just as much, if not more than a typical holiday season.

One way you can help is to use USPS tracking for final delivery of your packages, instead of your ordering source or other delivery carriers. Once another carrier hands your package off to USPS, they may show it delivered to you. Even if your tracking shows it delivered to our post office, it doesn't mean it's ready for you to pick up. Because of the high volume, it can take several hours for staff to process your package and get your notice into your mailbox. Once we've scanned in your package, then it is officially delivered to its end delivery point – your mailbox. At that point it is ready for pick up, but no sooner. USPS tracking will give you the most accurate information for delivery. Please utilize that online tool.

Lastly, I'd like to continue to educate you on PMC's bear activity, and what part we are playing in trying to mitigate the problem. I'm told that all the national and international media attention PMC has received on this issue is helping draw positive attention at the state level. We are routinely working with California Department of Fish and Wildlife to strengthen their ability to enforce illegal wildlife feeding that goes on in PMC. In addition to criminal enforcement of this state law, we are taking measures to strengthen our civil law enforcement using rule violations. For security and privacy reasons, I'm unable to go into greater detail at this time. But please be assured that we're doing all we can to minimize the amount of property damage caused by our local bears.

Our website has information available on steps homeowners can do to mitigate the risk of living among them here at PMC. Please check that out or come by the office to get literature or ask questions on the subject.

Have a Great Day!

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PMCPOA Patrol Updates

Monthly/YTD Patrol Recap for PMCPOA Board Meeting June 15, 2024

During the month of May 2024, Patrol responded to 461 calls for service. Observations and calls included in the following;

STR		#	YTD (fiscal)
6	Enforcement	86	694
2	Citations	8	44
	Written Warnings	1	4
	Incident Reports	0	4
	Public Assists	216	1926
	House/alarm checks	19	189
	Agency Assists	17	87
	Animal Control	14	80
	Conflicts	15	48
	Deaths reported	1	12
	General complaints	24	194
	Injury	0	3
	Medical	0	1
	Suspicious incidents	8	94
	Traffic incidents	0	29
	Welfare checks	5	47
	Wildlife	47	647
	STR CALL TOTALS	6	21

Reminder from PMC Patrol

Important Association rules regarding pets are as follows:

- 4.07 Pets shall not be left outside unattended between dusk and dawn (this includes DOGS and CATS)
- 4.11 Dogs must be leashed and under control at all times...
- 4.12 Dogs are not allowed on the private property of others...
- 4.13 Excessive and/or habitual barking, howling, whining... is prohibited
- 4.14 Dog owners... are responsible for picking up and disposing of their dog's waste.

For complete Animal Control rules, see Association Rules Article 4. Property owners are responsible for understanding and following all PMCPOA rules.



Lockhart Native Plant Garden GoFundMe Campaign

Lockhart Native Plant Garden needs your help! Half of our fencing is nearly 20 years old and some of the rails are in need of replacement. Also, new plants and a new garden hose needs to be purchased. Please help by donating to our GoFundMe campaign. Donations can be made at <http://www.gofundme.com/lockhart-native-plant-garden>

Town Halls

A series of town hall gatherings will take place at the clubhouse over the summer.

On **July 13**, a CPR/First Aid Class will be held, where participants can become CPR and First Aid certified. Pancakes and beverages will be included during this event.

On **August 10**, the movie "Quake Heroes" will be screened. This film is a unique blend of Hollywood storytelling and real-life heroism, designed to inspire community resilience in preparation for the next big earthquake.

For more information contact
Elisa Christensen at 805-223-3314
pinemountainpulse@gmail.com
www.pinemountainclubpulse.com/townhalls

Community Safety Updates

Wildfires

PMCPOA Rule 21.20C :

Discharge of Fireworks is Strictly Prohibited!

Along with the real possibility of starting a devastating fire, and being illegal in the mountain communities of Kern County, the discharging of fireworks in PMC carries a fine up to \$1500 from both entities for the first offense!



TOWN HALL

Get CPR & First Aid Certified!

Date: Saturday, July 13th, 2024

Time: 10:00am-11:00am

Where: Condor Room, PMCPOA Clubhouse
Pancakes & Beverages Provided!



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Wildlife

Reminder: Do Not Feed Wildlife

Reminder: Rule 7.03. The feeding of or providing food in any manner to bears, mountain lions, bobcats, raccoons, deer, foxes and/or coyotes is strictly prohibited on any lot or other portion of the Pine Mountain Club development. "Feeding" includes giving, placing, exposing, depositing, distributing, scattering, or allowing food or any edible material to remain in the development that may attract wildlife. Food or any edible material left outside unattended is prohibited and is considered feeding the wildlife. This prohibition will be strictly enforced, and the California Department of Fish & Wildlife will be notified of any violations.

The deadline for taking in all bird seed, nuts, suet and hummingbird feeders was April 1, so they should be away for the season now as well.



Community News



The Restocking of Fern's Lake

On the pleasant Saturday morning of June 15, 2024, a large and diverse group of community members, including families, children, and fishing enthusiasts, gathered at the tranquil Fern's Lake to witness the long-awaited restocking of the lake.

The atmosphere was charged with anticipation and excitement as the attendees eagerly awaited the arrival of the stocking truck. As the event unfolded, the sight of young children's faces lighting up with joy as they eagerly cast their lines into the water added an extra layer of delight to the occasion.

Photos Courtesy of Ian Sawrey

Assessments Due July 1st, 2024

The 2024/2025 assessment amount is \$1,961.00. The bills went out the first part of May and are due July 1, 2024. Please make sure to put your tract and lot # in the memo field if paying by check. That number is found on your member or guest card right under your name.

Did you know that you can pay your Annual Member Assessments online?

Visit: <https://pinemc.cincwebaxis.com>

You'll be able to pay your assessments with credit card or e-check.

Please note the following fees:

\$1.99 for e-check processing and 3.25% for credit card processing.

You can still pay by paper check or cash at the PMCPA Business Office.



Community Appreciation Day

Date: Saturday, July 27th, 2024

Time: 4:00pm-7:00pm

Where: On the Greens

Band: City Beat and the Main Street



Thank you for your support!



Concert on the Greens

A Big Thank You!

We want to express our gratitude to everyone who graced the Concert on the Greens this past Memorial Day weekend. The event was a resounding success, with an exuberant crowd, lively dancing, and delightful conversations set against the backdrop of sensational music.

A big shout out to The Cardiffs for igniting the dance floor with their infectious energy.

Save the date for the upcoming July Concert on the Greens!

Save the Date!

Community Appreciation Day Schedule

12:00pm-6:00pm **Bounce houses**

12:00pm-3:00pm **Journey in Time performs**
(Driving Range)

4:00pm-7:00pm **Quest Face Painting**

4:00pm-7:00pm **City Beat and the Main Street**
(Golf Course)

7:00pm-11:00pm **Meridian**
(Condor Lounge)

City Beat and the Main Street Band

City Beat has been entertaining the Southern California music scene for over 30 years and features a line-up of professional musicians that love playing with this band!

They will be rocking our Concert on the Greens with live music from the 60's through today with a mix of Rock, Funk and Motown. Their 10 piece band will keep everyone dancing for as long as you want to party.

July Concert on the Greens

Date: Saturday, July 27th, 2024

Time: 4:00pm-7:00pm

Where: On the Greens

Band: City Beat and the Main Street



PMCPOA JULY RECREATION & PROGRAMS

Pickleball

Monday- 9:00am-11:00am
 Wednesday- 7:00pm-9:00pm
 Saturday- 9:00am-11:00am

Times are subject to change.

Guilds



Mondays & 1st & 3rd
 Wednesdays:
Lace Guild (Pavilion)
 10:00am-3:00pm

2nd, 4th, & 5th Wednesdays:
Quilt Comfort Zone (Pavilion)
 9:00am-3:00pm

First Thursday:
Quilt Guild Business Meeting
 (Pavilion, April-December)
 6:00pm

Every Friday:
Quilt Chat & More
 (Pavilion)
 9:00am-3:00pm

Member & Guest Card Information

If you have any questions regarding member cards, guest cards, pool key cards, or member card stickers, please call (661) 242-3788, ext. 225, or email adminclerk@pmcpoa.com Monday through Friday.

Please remember to always carry your member or guest card with you in PMC. You may be asked to present it at the transfer site or in the clubhouse. Also, if you are asked to show your ID in the lounge, please do so; otherwise you will not be served any alcohol.



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PMC Pool Hours

Morning Lap Swim
 8:00am-10:00am

Open Swim
 10:00am-7:00pm

Evening Lap Swim
 7:00pm-8:00pm

Water Aerobics (\$5/person)
 Monday, Wednesday, Friday
 10:00am-11:00am



Recreation Room Hours

Open Daily
 12:00pm-5:00pm

Arts & Crafts for Kids
Sundays
 3:00pm-5:00pm

PMC Fitness Classes

Yoga with Deb
 Tuesdays & Thursdays
 @ 12:00pm
 \$10/ person

Rise & Shine with SunJay
 Tuesdays
 10:00am-11:00am
 \$5/ person

Tai Chi with Shannon
 Mondays- 5:00pm-6:00pm
 Tuesdays- 4:30pm-5:30pm
 Thursdays- 9:00am-10:00am
 \$20/ person

Ecstatic Dance with SunJay
 Last Wednesday of the Month
 7:00pm-9:00pm
 \$15/ person



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Clubhouse & Lounge Line-Up

Condor Restaurant

Thursday Night Special:
4:00pm-7:30pm
Friday & Saturdays
4:00pm-9:00pm

Piano Bar

7/5- David Mack
7/6- Steve Wilkinson
7/12- David Mack
7/13- TBD
7/19- Brendan Coyle
7/20- Richard Schwager
7/26- Brendan Coyle
7/27- COG no piano



Condor Cafe Hours

Wednesday - Friday

Breakfast 8:00am-11:00am
Lunch 11:00am-2:00pm

Saturday - Sunday

Breakfast 9:00am-12:00pm
Lunch 12:00pm-2:00pm

Sundays: Breakfast & Lunch are served in the Condor Restaurant & Lounge with a full bar.

Condor Lounge Bar Hours

Thursdays: 4:00pm-1 0:00 pm
Friday: 4:00pm-11:00pm
Sat, 4:00pm-11:00pm
And for special occasions

Bands

7/5 - Cary Park
7/6 - Driver
7/12 - Walt & Pam
7/13 - WyndSong
7/19 - Karaoke
7/20 - Ron Coleman & Friends
7/26 - Bandit
7/27- Community Appreciation Day & Concert on the Greens:
Journey in Time- 12pm
City Beat- 4pm
Meridian- 7pm



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PMCPOA Standing Committees

Most committees meet in person. Please check with each committee for current details about the meetings.

Communications Committee:

Dark for the Month of July
See you all in August

Greens and Grounds:

Friday, July 5th, 2024 (Pro Shop)
9:00am

Environmental Control:

Friday, July 5th, 2024 (Condor Room)
2:00pm

PMCPOA Board of Directors:

Saturday, July 20th, 2024 (Condor/ Stream)
10:00am

Emergency Preparedness:

Saturday, July 27th, 2024 (Pavilion)
9:00am

CERT:

Saturday, July 27th, 2024 (CERT Facility)
10:30am

Governing Documents

Saturday, July 6th, 2024 (Zoom)
9:00am

Planning

Saturday, July 6th, 2024 (Pavilion/Zoom)
1:00pm

Budget & Finance:

Wednesday, July 17th, 2024 (Condor Room/Zoom)
5:00pm

Transfer Site Summer Hours

Daily: 8:30am-5:00pm

Thursdays: 8:30am-7:00pm

** For PMC residents/ guests only; please bring your member or guest card.*

** Four vehicles at a time at the site; please wait your turn outside.*

** Please secure your trash before heading to the site. * Please do not leave trash outside the gate of the Transfer site. This is for your safety and the safety of the bears.*

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PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of June 15, 2024. Complete minutes are available at the business office or online at www.pinemountainclub.net after their approval at the next board meeting. Chair Bill Lewis II called the meeting to order at 10:00 a.m. Nine directors attended: Cam Acosta, Mark Bailey, Richard Ballard, Jennifer Emett, Philip Gabriel, Carolyn Gilbert, Brad Hudson, Bill Lewis II, and Ellen McClellan. Also, in attendance were general manager Todd Greisen and recording secretary Grace Wollemann.

MOTION by Director Gilbert, **SECOND** by Director Emett that the agenda for the Board of Directors Meeting of June 15, 2024 be adopted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director McClellan to approve the draft minutes of the Board of Directors' Regular Board Meeting May 18, 2024. **MOTION** carried.

There were zero (0) committee applications for approval.

Chair Bill Lewis II presented the Chair's report.

General Manager Todd Greisen presented the General Manager's report.

There was no Treasurers report for the month.

MOTION by Director Gilbert, **SECOND** by Director McClellan to approve three (3) environmental control committee project recommendations. **MOTION** carried.

There were zero (0) cottage industry permits requested.

Treasurer's Report

Due to the implementation challenges of our new association management and accounting system, we've been unable to provide accurate numbers for the board to approve monthly financials. We've been unable to reconcile numbers between the old system and the new one. Audits and corrections are nearly complete, but not in time for approval at the June board meeting. Accounting anticipates providing completed financial statements for April, May & June in time for board approval in July. Following that, the accounting department will begin working with our external CPA for PMC's annual audit, which is expected to be completed by October or November of this year and will be available for membership review following board approval.

Thank you for your patience!

BOARD ACTION ITEMS:

OLD BUSINESS:

None

NEW BUSINESS:

MOTION by Director Gilbert, **SECOND** by Director Ballard to approve Business Policy & Procedures G-1 (Facility Use). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve Business Policy & Procedures H-13 (Disclosure of Interest). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director McClellan to approve Business Policy & Procedures S-1 (Pine Mountain Club Patrol Department). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Emett to approve Business Policy & Procedures S-2 (Disposal of Unclaimed Property). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Ballard to approve Business Policy & Procedures S-3 (Surveillance Cameras). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the variance for 3507-175. **MOTION** carried.

The board sent and received eleven (11) items of correspondence.

The next **Regular Open Board Meeting** will take place on **July 20, 2024 at 10 am** in the **Condor Room**.

Meeting adjourned at 11:00 a.m.

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 13, 2024, immediately following the Quarterly Board of Directors' Meeting which will be held at 10:00 a.m. in the Administrative Office Conference Room of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Pine Mountain Club California, 93222.

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

William Martin,
Board Secretary Mil Potrero Mutual Water Company

Compliments, Concerns, Complaints

Monthly CCC recap: For the July 2024 CCC column, there was one submission from the lobby box, and there were two online submissions. All of the submissions are published here.

Thank you for your submissions to the Compliments, Concerns, and Complaints Box. It takes a village to run a village, and your care and concern help keep PMC the wonderful place we love. The CCC box in the lobby and the online version on the PMCPOA website exist to allow members to voice their compliments, concerns or complaints publicly when appropriate. Once a submission is received, it is directed to General Manager Todd Greisen, who writes the response or sends the submission to the appropriate staff member or department to write the response.

When you submit to the CCC boxes, look for responses in the next month's edition of the Condor. (Note that the monthly submission deadline for the Condor is the Monday before the Board of Directors meeting.) 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:

"Thank you for the nice landscaping in front of the clubhouse, it looks great!"

Response: Thank you for noticing the hard work of our Greens and Grounds staff. They work tirelessly to keep the grounds looking beautiful.

"The band tonight "The Towels" was awesome. Please have them back again."

"Our band tonight was lovely! (The Towels), lively, super-wide range, and friendly. Not too loud, too? 😊 Please have them back.!"

Response: We are so happy that you enjoyed The Towels. Our recreation manager, Liz Venegas, is always happy to hear that members are delighted with the bands she schedules.

CONCERNS:

"Last summer the pool was overcrowded because it is undervalued. Five dollars for a day at the pool? Really? It would be a bargain at \$10-15. We do not even get that because homeowners fail to tell renters that a guest card & fee is required. The truth is it is bad for business. As a result, groups of six show up all day with one guest card and the lifeguards let them in because they are overwhelmed by the volume. We need security at the pool because the lifeguards are young and have difficulty setting limits. Thank you."

Response: Thank you for your concern in regards to the pool being overcrowded last summer. We don't use lifeguards at the pool, we have pool attendants. The pool attendants are there to check cards and to enforce the rules. In regards to the pricing of the Guest Cards, there was a review of amenity fees this past week by the Board of Directors. The fees will be reviewed again next year. Daily Guest passes however, are meant to keep track of who is entering the pool.

Thank you for all your Compliments, Concerns, and Complaints. PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse lobby, or click on the "CCC Box" menu online in the Member area at www.pinemountainclub.net

Member Fines Report

FINES: The Board of Directors imposed fines at their executive session on June 14 (2024) for the following violations:

1. EC Code 21.20A (exterior fire)
2. Rule 3.22A (discharge of firearm)
3. Rule 7.04 (food trash left outside)
4. EC Code 21.20A (exterior fire)
5. EC Code 21.20A (exterior fire)
6. Rule 3.10 (harassing behavior)
7. Rule 3.10 (harassing behavior)
8. Rule 7.04 (food trash left outside)
9. Rule 7.04 (food trash left outside)

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Museum**

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Park**

**Open Fri-Sun 12-4 p.m.
or by appointment**

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PICKLEBALL LESSONS

4-Week Lessons - Ages 8 to 108

Tuesdays - July 9, 16, 23, 30 Aug. 13, 20, 27 Sept. 3

4 p.m. - 6 p.m. Beginners & Novice Players

7 p.m. - 9 p.m. Intermediate & Advanced Players

COST: \$60 Per Person - 8 hours of instruction

SPECIAL FAMILY DISCOUNT for siblings, guests
and any kids from ages 8 to 17 - \$48 per person

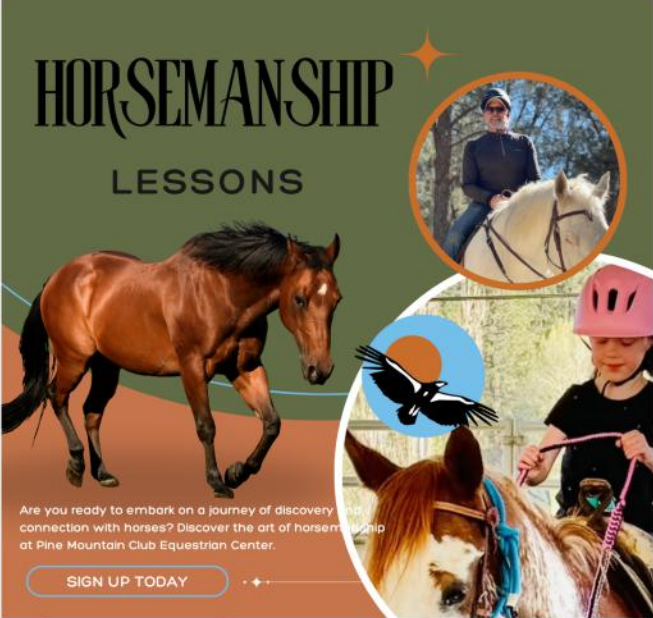
Private Lessons \$25/hr. per person \$40 for 2 people

Instructor: Tom Smith, PMC Pickleball Club President

Reservations and Payment Instructions: Please confirm your reservations by calling Tom Smith (661) 425-4866 or email pickleballpmc@gmail.com Check or cash accepted at the courts or mail to: Tom Smith, P.O. Box 5284, Pine Mountain Club, CA 93222

Join in the fun and it's good exercise too!

Pine Mountain Club Pickleball Courts, 2524 Beachwood Way, Pine Mountain Club



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LESSONS

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661-242-3788 Minimum Age: 8 yrs PMCPOA Equestrian Center



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