

# Monthly Newsletter



## THE CONDOR

December 2024



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

Photo: Lori Harmon

“Kindness is like snow - it beautifies everything it covers.”

-Kahlil Gibran

Dear PMC Community,

As we step into December and I mark my second month as your guest editor for the Monthly Condor, I want to express my gratitude for the warm reception and ongoing support from all of you. This past month has truly showcased the spirit that makes our community so special.

The **Meet and Greet Community Event** was a highlight, bringing together our committees, clubs, and guilds for a day filled with connection and engagement. The energy in the room was undeniable, with residents exchanging ideas, building relationships, and reaffirming our shared commitment.

This year’s annual **Holiday Craft Fair** is set to be a celebration of the exceptional talent within our community.

The **Annual Community Tree Lighting** was undoubtedly a magical moment, bringing everyone together to kick off the holiday season.

Save A Tree | Receive Your Newsletter Electronically

**December’s First Friday** promises to be an enchanting evening in The Village, complete with luminaries, festive decorations, and special treats from participating merchants. Also on the calendar: a **Christmas Tree Decorating Contest** in The Village, a visit from **Santa**, and the **Holiday Variety Show** in the clubhouse, bringing holiday cheer to the entire community.

As we embrace the holiday spirit, I extend my warmest wishes to each of you. The season of giving and togetherness is upon us, a perfect time to reflect on the connections we share. Whether through laughter at events, lending a hand, or greeting a neighbor, these small acts strengthen our community.

Thank you for making PMC such a remarkable place to call home. Wishing you and your loved ones a joyous holiday season filled with peace, happiness, and warmth.

In gratitude,

Diane Martell, **Guest Editor**  
PMC Communications Committee Chair

In this newsletter you can expect:

Message from the Chairperson

Update from the General Manager

Community Stories

Community Safety

PMCP OA Entertainment

News You Can Use

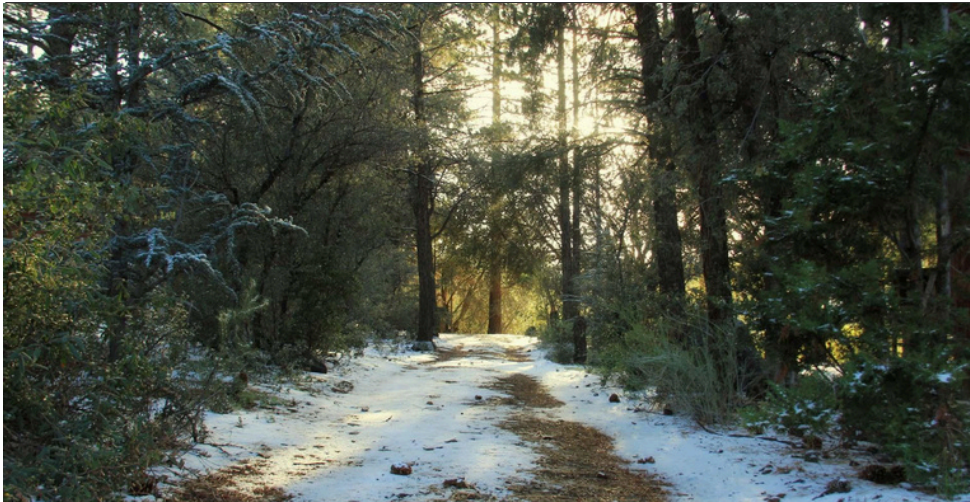


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Please contact the PMCPOA office with change of address at the phone number listed. PMCPOA, Inc. does not endorse the products of advertisers in The Condor.

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 January 2025**

*Monday, December 9, 2024*

We'd like to hear from you! 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](mailto:communications@pmcpoa.com)



**Website:** [www.pinemountainclub.org](http://www.pinemountainclub.org)  
**Facebook:** [www.facebook.com/pmcpoa](http://www.facebook.com/pmcpoa)

# Letter from Chairperson: Jennifer Emmett

## UPDATE

Dear PMC Members,

I hope you all enjoyed our festive Trunk or Treat celebration and had a wonderful Thanksgiving.

I'm pleased to report that bear incidents in our area have remained exceptionally low, a result of abundant natural food sources in the forest rather than increased interventions. Looking ahead, the Bear Ad Hoc Committee is proactively preparing for what could be a more active bear season in 2025. Their recent meeting, attended by our Head of Patrol, was an important step toward developing strategies to help the community coexist safely with our wildlife. As research progresses, updates and findings will be shared on the PMCPOA website to keep members informed. The committee's efforts will guide future board decisions and recommendations, ensuring we remain ready for any challenges next season may bring.

Regarding the Clubhouse remodel, there have been some delays as we've focused on understanding the financial history of the current design. The transition to a new accounting team, alongside implementing updated software and managing the Askin Building purchase, revealed several discrepancies in our financial records. Thankfully, our new accounting team has made significant progress in reconciling these issues.

A resolution passed this month to cover design expenses incurred up to July 2024. Since that time, no new design or construction work has been approved.

We've also received estimates to address design changes for the Pavilion near the Pro Shop, following recent discoveries of building limitations. I've appointed a subcommittee to assess our current position and outline the next steps.

I want to emphasize the importance of the Clubhouse renovation. The building requires constant repairs, which are costly and time-consuming. Updating it would not only reduce maintenance and utility expenses but also address important safety concerns.

A key factor in making informed decisions is the upcoming Reserve Study, which will provide a detailed assessment of our reserve funds. Historically, the replacement costs for the Clubhouse have been underestimated, and this study will give us a clearer picture of what resources are available. Once completed, the results will be presented to the board and shared with members during a Town Hall meeting to ensure transparency.

Wishing you all a joyful holiday season, a happy New Year, and a safe, restful winter.



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Jennifer Emmett*

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# Update from General Manager: Todd Greisen

## MANAGER UPDATE

Hello Pine Mountain Club,

### Winter Season is Here

As winter kicks off, we're making adjustments to recreation and maintenance to embrace the colder months. Many outdoor activities have wrapped up, but some favorite traditions continue. Teen Nights remain a popular opportunity for our youth to connect and have fun. In the Condor Lounge, you can catch football games on Sundays, Mondays, and Thursdays throughout the season. Weekend evenings offer piano music during dinner and live band entertainment after.

We also celebrated community spirit with our annual Meet & Greet event on November 17th, where members explored various clubs, committees, and organizations while enjoying complimentary refreshments. If you missed it this year, keep an eye out for future opportunities to connect with your neighbors!

### Holiday Festivities in Full Swing

The holiday season kicks off with our annual Tree Lighting Ceremony on November 29th at 5:45 PM, featuring caroling and festive treats. For unique gift ideas, don't miss the Annual Craft Fair on November 30th from 10 AM to 3 PM, with over 50 vendors showcasing handmade creations. Upcoming holiday events include Breakfast with Santa on December 7th and a Christmas Family Movie Night on December 13th, complete with popcorn. For details on these and other activities, check the event calendar at [pinemountainclub.org](http://pinemountainclub.org) or visit the clubhouse lobby for updates.

### Winter Maintenance Ready to Go

Winter preparations are complete, with resurfacing and striping finished just in time for the first snow. Newly purchased plow trucks, along with our existing fleet, are ready to keep roads clear. A new street sweeper is expected to arrive by the end of November and will also help recover and reuse cinders spread during icy conditions.

**A reminder:** PMC is not responsible for berms on driveways created by plowing, except in cases where physical conditions prevent members from clearing them. If you believe you qualify for assistance, please contact the office for more information.

### Post Office and Reserve Study Updates

Our post office is gearing up for the holiday rush, with changes underway under the guidance of our newly hired supervisor. Some Amazon packages are reportedly being delivered directly to homes, potentially easing the seasonal volume at the facility.



To ensure timely delivery of your mail, always include your PO Box on parcel and mail orders.

Our annual Reserve Study, nearing completion, assesses funds needed for maintaining and replacing community assets like vehicles and equipment. This year's study uncovered previously unaccounted components during a physical inventory. The updated report will be reviewed by the board in December and included in next year's operating budget, ensuring we're financially prepared for future needs.

### Bear Awareness

Reported bear incidents in PMC remain at zero, thanks to the abundance of natural food sources in the forest. Sightings continue, but rumors of bear relocations or euthanizations remain unverified. With the onset of colder weather, bears should begin hibernation soon. The recently formed Bear Ad Hoc Committee is working on recommendations to help protect homes during next year's bear season, ensuring our community remains proactive and informed.

**Happy Holidays,  
and enjoy the season safely!**

  
**Todd Greisen**  
General Manager, Pine Mountain Club

A decorative graphic featuring several Christmas ornaments hanging from thin lines. The ornaments include a star, a tree, a snowflake, and a floral pattern. The signature and name are overlaid on the ornaments.

# PMCPOA Patrol Updates

## Monthly/YTD Patrol Recap for PMCPOA Board Meeting November 16th, 2024

Compiled by: Patrice Stimpson, Patrol Chief. During the month of October 2024, Patrol responded to 226 calls for service. See the table for a summary of observations and associated calls.

STR		#	YTD (fiscal)
	Enforcement	48	309
	Violations	2	22
	Written Warnings	0	1
	Incident Reports	0	0
	Public Assists	96	640
	House/alarm checks	15	85
	Agency Assists	5	32
	Animal Control	2	18
	Conflicts	9	26
	Deaths reported	2	8
	General complaints	35	112
	Injury	0	2
	Medical	0	0
	Suspicious incidents	2	24
	Traffic incidents	1	8
	Welfare checks	8	22
	Wildlife	1	226
	<b>STR CALL TOTALS</b>	<b>0</b>	<b>6</b>
	Other: Note: No bear break-ins in October		
	Other:		

**HORSEMANSHIP**  
LESSONS

Are you ready to embark on a journey of discovery and connection with horses? Discover the art of horsemanship at Pine Mountain Club Equestrian Center.

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

**Christmas Family Movie Night!**  
PMC Clubhouse Condor Room 7pm  
December 13th  
Featuring  
Dr. Seuss *How the Grinch Stole Christmas*

**Free Popcorn!**

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# Community Meet and Greet a Success!

By Sarah Fulkerson

The recent **Meet and Greet event** was a fantastic celebration of community spirit, bringing together 23 Committees, Guilds, Clubs, and Community Partners for an afternoon filled with energy and engagement. The event was a wonderful opportunity for members to connect, explore new interests, and discover the many ways to get involved in our vibrant community. It was heartening to see such enthusiasm from attendees, who showed genuine curiosity and appreciation for the diverse groups that make PMC such a special place to live.

Each group had its own unique draw, and the excitement was palpable throughout the event. **The Garden Club** was especially delighted with the interest they received, fielding numerous inquiries from eager residents wanting to get involved in future projects. **The Los Padres Bear Aware** group also captured a lot of attention, educating attendees on local wildlife safety and protection. The **Communications Committee** saw potential new members eager to contribute their talents, while the **Emergency Preparedness (EP)** team had people buzzing with interest in radio communications—a critical component of keeping our community safe.

While the event was a success in many ways, we would have loved to see even more of our younger residents in attendance. However, there was a significant focus on the **Peak to Peak Mountain Charter School**, which secured a new volunteer -an exciting opportunity that will benefit our local students.

Looking ahead, we recognize the need to promote the event earlier next year to ensure even greater turnout. We're also exploring ways to encourage more families and multi-generational participation, as fostering connections across all age groups is vital to our community's ongoing success. Thank you to everyone who attended, volunteered, and participated.

**Your enthusiasm made the Meet and Greet a truly memorable event, and we look forward to an even bigger and better event next year!**



# Christmas in the Village

This **December's First Friday** promises to be a magical evening in the village. Streets will be lined with glowing luminaries, while decorated buildings add a festive touch.

Participating merchants will offer special treats, creating a warm and memorable experience. It's the perfect way to kick off the holiday season and enjoy an enchanting night with neighbors and friends!



## Christmas Tree Decorating Contest in the Village Sponsored by PMC Commercial Property Owners

Get into the holiday spirit and showcase your creativity in the Village's Christmas Tree Decorating Contest!

### How to Enter:

Simply text or email your entry details, contact information, and a photo of your decorated tree to Pamela Plouffe at:  
626-200-9577 or 661-242-2035  
scahawaii@yahoo.com

### Prizes:

- 🎄 1st Prize: \$500 cash
- 🎁 Plus, gift certificates from local vendors!

### Key Dates:

- Decorate your tree by December 10th
- Winners announced on December 14th
- Please take down decorations by January 10th

**Thank you for participating and adding festive cheer to our community!**



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*New Years Eve Celebration*  
*Walkin into a 2025 Winter Wonderland*  
*PMC Clubhouse Condor Room & Lounge*

*Tuesday December 31st*

*Dinner 6-9pm*

*Meridian Performs 8:30pm-12:30am*

## *Menu*

*Assorted Appetizers*

*Carving Station:*

*Rosemary Crusted Prime Rib*

*Salmon*

*Chicken Vegetable Pasta*

*Baked Potato Bar*

*Rice*

*Sautee Vegetable Medley*

*Arcadian Mixed Green Salad*

*Rolls*

*Dessert Bar*

*Champagne split available: Extra \$8.00*

*\*Vegetarian option available upon request*

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# Emergency Preparedness (EP) Committee Spotlight

This month, we are thrilled to highlight the vital work of the **Emergency Preparedness (EP) Committee**, which has been hard at work developing a comprehensive strategy to ensure the safety and resilience of our PMC community. *The EP Committee's efforts are organized into four distinct tracks, each focused on a critical area of emergency response.*

## 1. Emergency Communications 📻

The first track focuses on improving emergency communication. The GMRS-based Radio Safety Net (RSN) is essential for connecting within PMC during disasters, with over 200 members joining in the past year! Since launching in late 2023, efforts have centered on enhancing the central repeater's resiliency and recruiting and training members. We look forward to ongoing training, further repeater upgrades, and collaborating with PMC Patrol, public safety agencies, the Amateur Radio Emergency Service, and the Mountain Communities Amateur Radio Club to refine emergency communication processes.

## 2. Earthquake Preparedness 🏠

Aligned with earthquake readiness, we participate in drills like the Great ShakeOut to evaluate and improve preparedness, ensuring residents know how to respond during a seismic event. Efforts also promote readiness at individual, home, and community levels, including installing essential resources like the lake fire hydrant for emergency water access.

### 2024 Goal: Coordinate 'Great PMC Shakeout'

Held on 10.17.24, at 10:17 AM, the drill aimed to:

- Increase earthquake safety awareness throughout our community.
- Demonstrate the capacity of the EP Committee, CERT, and RSN to respond effectively.

From August to October, outreach via social media, news outlets, flyers, and word of mouth prepared the community for the Shakeout drill. Planning meetings with PMCPOA employees, merchants, the Water Company, the Church, Peak to Peak School, and residents ensured readiness.

On Oct 17 at 10:17 AM, sirens signaled a simulated 7.9 earthquake. Within minutes, the Incident Command Center was active, and the RSN handled mock emergency calls. The 90-minute drill showcased PMC's rapid response capabilities, with valuable feedback from the Red Cross, CHP, and Kern County Fire Department (KCFD).

**The EP Committee is actively recruiting new members to strengthen its capabilities further.**

## 2025 Earthquake Preparedness Plans

Building on this year's Shakeout successes and lessons learned, we've set the following goals for 2025:

- **Refine the Incident Command Center:** Adjust its structure and logistics to better align with PMCPOA's specific emergency needs.
- **Unify Response Teams:** Blend the EP Committee, CERT, and RSN into a cohesive unit for streamlined disaster response.
- **Establish a Local Red Cross Chapter:** Work toward creating a Red Cross Chapter in PMC to enhance disaster support services.
- **Continue Disaster Drills:** Conduct regular drills to maintain readiness and improve community resilience.

## 3. Wildfire Preparedness 🔥

Wildfire preparedness is another top priority. The committee is collaborating with the Kern County Fire Department, the Fire Safe Council, and the Forest Service to mitigate fire risks. This includes perimeter hazard mitigation, assessing properties for fire safety, as well as initiating Spot Fire and Ember Patrols. We are also improving emergency notifications, such as sirens and alerts, to keep residents informed.

## 4. Education, Training & Community Engagement 🤝

The final track focuses on educating and engaging the PMC community. This includes regular updates through progress reports, press releases, and community meetings. The committee is planning various educational podcasts and training sessions to recruit volunteers and increase awareness. We are also streamlining administrative duties to ensure smooth committee operations.



**Committee spotlight continued >>>>**

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## (EP) Committee Spotlight, cont'd

The EP Committee meets monthly as a full group, while the four subcommittees hold independent working sessions weekly or bi-weekly to drive progress in their respective focus areas.

### The committee is led by a dedicated team:

- Board Liaison: Chair Philip Gabriel
- Chair: Andrew M. Jones
- Vice Chair: James Douglass
- Treasurer: Susan Maples
- Secretary Lesley McCleery

**We are incredibly grateful for the EP Committee's hard work and commitment to keeping our community safe!**

### Ready to get involved?

Learn more and apply at:

[pinemountainclub.org](http://pinemountainclub.org)

> [About PMC](#) >

[Committees](#)



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## Wildlife

### Friendly Reminder: Help Keep Our Wildlife Wild!

As a community, we all play a part in protecting our beautiful wildlife. According to Rule 7.03, feeding bears, mountain lions, bobcats, raccoons, deer, foxes, and coyotes is not allowed anywhere in Pine Mountain Club. This includes leaving food or edible materials outside that could attract animals.

By following this guideline, you're helping keep both our wildlife and community safe. Let's work together to preserve the natural beauty around us!

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# PMCPOA Monthly Recreation & Programs

## Pickleball

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

*Times are subject to change.*

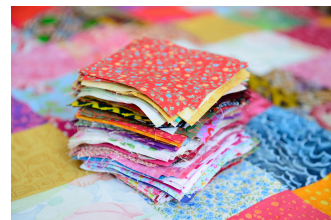


## PMC Fitness Classes

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



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



## Guilds



2nd, 4th, & 5th Wednesdays:

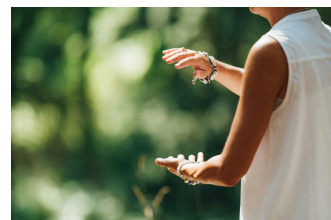
**Quilt Comfort Zone**  
 (Pavilion)  
 9:00am-3:00pm

**Tai Chi with Shannon**  
 Mondays- 5:00pm-6:00pm  
 Tuesdays- 4:30pm-5:30pm  
 \$10/ person

First Thursday:

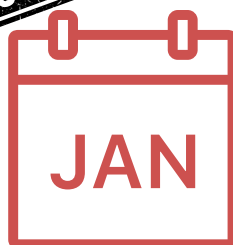
**Quilt Guild Business Meeting** (Pavilion, April-December)  
 6:00pm

**Meditation Club**  
 Mondays- 12:00pm



Every Friday:

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



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

4th Saturday:

**Guitar Society**  
 (Pavilion)  
 12pm

**\*Sculpted Body with Shawna**  
 Tuesdays & Thursdays  
 10:00am-11:00am  
 \$10/ person



**\*ABSolute Core with Shawna**  
 Wednesdays-11:00am  
 \$10/ person

## Member & Guest Card Information

For questions about member cards, guest cards, pool key cards, or member card stickers, please contact us at (661) 242-3788, ext. 225, or email [adminclerk@pmcpoa.com](mailto:adminclerk@pmcpoa.com), Monday through Friday. We're happy to assist!

Please remember to carry your member or guest card at all times in PMC, as it may be requested at the transfer site or clubhouse. For lounge service, kindly show your ID when asked to ensure alcohol can be served. Thank you!



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# Clubhouse & Lounge Line-Up

## Condor Restaurant

Sunday Football: 10am-7:00pm  
 Monday Football: 4pm-7:30pm  
 Thursday Night Special: 4:00pm-7:30pm  
 Friday & Saturdays: 4:00pm-9:00pm

## Piano Bar

12/6 - Lee Rugless  
 12/7 - Louis Montilla (Violin)  
 12/13 - Dave Seidner  
 12/14 - Dave Silversparre  
 12/20 - Richard Schwägerl  
 12/21 - Dave Seidner  
 12/27 - Lee Rugless  
 12/28 - Dave Silversparre  
 12/31 - Details Coming Soon



## Condor Lounge Bar Hours

Thursday: 4:00pm-10:00 pm  
 Friday: 4:00pm-11:00pm  
 Saturday: 4:00pm-11:00pm

**Also available for special occasions**



## Bands

12/6 - Roger Wynfield  
 12/7 - The Towels  
 12/13 - Asher Nicholson  
 12/14 - Wyndsong  
 12/20 - Foxtail Rangers  
 12/21 - Runaway  
 12/27 - Walt & Pam  
 12/28 - The Sonic Boomers  
 12/31 - Meridian



## Condor Cafe Hours

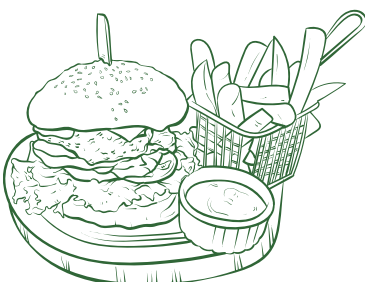
### Wednesday - Friday

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.



## PICKLEBALL.....

**Give a Holiday Gift of Pickleball Lessons**  
**NEW 2-Day Group and Private Lessons**

Beginners & Novice Players: Ages 8 to 108

<b>Monday &amp; Tuesday</b>	<b>Dec. 23, 24</b>	<b>2 p.m. - 4 p.m.</b>
<b>Thursday &amp; Friday</b>	<b>Dec. 26, 27</b>	<b>2 p.m. - 4 p.m.</b>
<b>Monday &amp; Tuesday</b>	<b>Dec. 30, 31</b>	<b>2 p.m. - 4 p.m.</b>

**COST: \$40.00 Per Person – 4 hours of instruction**  
**\$25/hr. - \$40 for 2 people**

**Equipment:** Limited paddles available, bring one if you have one.

**Sign up for 4 lessons and get the 5<sup>th</sup> lesson FREE!**

**Reservations and Pay Instructions:** Call or text Tom Smith at (661) 425-4866, PMC Pickleball Club Instructor, President.

Payments can be made via Zelle, cash, or check payable to: Thomas Smith, P.O. Box 5284, Pine Mountain Club, CA 93222-5284

**Join in the Fun and Good Exercise Too!**

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

# PMCPOA Standing Committees

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

## Communications Committee:

Meets on the first Tuesday of the month at 6:00pm via Zoom.

## Greens and Grounds:

Meets the first Friday of each month at 9:00am in the Pro Shop, Mar - Nov (committee does not meet Dec - Feb)

## Environmental Control:

Meets the first Friday of the month at 2:00pm in the Condor Room.

## PMCPOA Board of Directors:

Saturday, December 21 (Condor Room / Stream) 10:00am

## Emergency Preparedness:

Meets the fourth Saturday of the month at 9:00am in the Pavilion.

## CERT:

Meets the fourth Saturday of the month at 10:30am in the CERT Facility.

## Governing Documents

Meets the first Saturday of the month at 9am in the Pavilion and on Zoom.

## Planning

Meets the second Saturday of the month at 10:00am in the Pavilion and on Zoom.

## Budget & Finance:

Meets the 2nd or 3rd Wednesday of the month at 5:00pm in the Condor Room, aligning with the Board meeting on the third Saturday. Zoom option available.

## Bear Ad Hoc

Meets the first Monday of the month at 6:00pm in the Pavilion Room, usually with a Zoom option.

## Transfer Site Winter Hours

**Daily:** 8:30am-5:00pm

*\* 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 November 16, 2024.

Complete minutes are available at the business office or online at [www.pinemountainclub.org](http://www.pinemountainclub.org) after their approval at the next board meeting. In the regular open meeting Chair Jennifer Emett called the meeting to order at 10:02 a.m. Nine directors attended: Cam Acosta, Mark Bailey, Candace Bennett, Shawn Coulter, Jennifer Emett, Philip Gabriel, Randall Gates, Brad Hudson and Carolyn Gilbert. Also, in attendance was general manager Todd Greisen.

**MOTION** by Director Gilbert, **SECOND** by Director Hudson that the agenda for the Board of Directors Meeting of November 16, 2024 be adopted. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Acosta to approve the draft minutes of the Regular Board Meeting of the Board of Directors of October 19, 2024. **MOTION** carried.

There was one (1) committee application for approval.

Chair Jennifer Emett presented the chair's report.

General Manager Todd Greisen presented the managers' report.

There were no treasurers report available.

The board acknowledged receipt of the committee minutes.

There were three (3) environmental control committee projects recommended.

There was one (1) cottage industry permit requested.

## [Jack Frost nipping at your nose?](#)

[Saturday, December 21, 2024 marks our first day of winter. With the cold season already upon us, let's take a few minutes to review our Winter Preparedness plans. Please consider checking in with your neighbors to compare notes.](#)



[https://www.pinemountainclub.org/Safety --> Winter Preparedness](https://www.pinemountainclub.org/Safety-->WinterPreparedness)

## BOARD ACTION ITEMS:

### OLD BUSINESS:

None

### NEW BUSINESS:

**MOTION** by Director Hudson, **SECOND** by Director Gilbert to amend and approve the amendment of **RESOLUTION #01-11-16-2024**, Gwynne Pugh Urban Studio addendums to allow for expenses incurred but not covered in previous NTE resolution and to add NTE of \$46,000. Directors Bailey, Bennett, Coulter, and Gates opposed. Directors Acosta, Emett, Gabriel, Gilbert, and Hudson approved. **MOTION** carried.

**MOTION** by Director Hudson, **SECOND** by Director Acosta to sanction, amend and approve the amendment changing the title to the Speakeasy Theater Club. Director Gabriel opposed. Directors Acosta, Bailey, Bennett, Coulter, Gates, Gilbert, and Hudson approved. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Coulter to amend and approve removing under February, "- due Dec 1" and adding under June, "ABC License Renewal" for the consent calendar. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Coulter to amend and approve the amendment for the placement of lien. **MOTION** carried.

The board sent and received twenty-eight (28) items of correspondence.

The next Regular Open Board Meeting will take place on December 21, 2024 at 10:00 a.m. in the Condor Room.

Meeting adjourned at 12:33 p.m.



# Treasurer's Report & Compliments, Concerns, Complaints

## Treasurer's Report

We are diligently finalizing the synthesis of our accounting systems and are pleased to share that we're almost there! We apologize for the delay in providing accurate financials for board review and appreciate your patience. As you may know, the transition to our new management and accounting system has brought unforeseen challenges in reconciling old and new data. Afterward, we will proceed with the annual audit alongside our external CPA. Once approved by the board, the final report will be available for membership review.

Thank you for your understanding during this transition as we strive to provide reliable and timely financial updates.



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## Monthly CCC Recap

Thank you to everyone who submitted to the Compliments, Concerns, and Complaints (CCC) box in November 2024. This month, we received two thoughtful submissions, which are shared here for community review.

Each submission is reviewed by General Manager Todd Greisen, who either responds directly or forwards it to the appropriate staff or department.

### *This month's submissions:*

#### **1: Safety Concern: Rails Around Sitting Area**

Please consider adding rails around the sitting area outside the golf pro shop. The area is raised, creating a potential safety hazard when stepping up or down.

**Response:** Thank you for your suggestion. We have considered options to make that area more appealing. Meanwhile, we'll get some caution tape on the edge to visualize the step up.

#### **2: Environmental Concern: Use of Styrofoam Containers**

For years, I've wondered why we still use styrofoam containers for to-go orders at the Condor Café and Lounge. Many businesses on the mountain have switched to more eco-friendly, compostable, or recyclable packaging. Could we not adopt biodegradable cardboard or recyclable plastic containers, which are accepted at our local transfer site? The marginal cost per order is minimal, and considering members already finance restaurant operations, this change would benefit our environment.

**Response:** Thank you for your suggestion. We will take a look at migrating to more eco-friendly options for take out.

## Member Fines Report

**Please see below fines from the November 16, 2024 executive session:**

- EC Code 21.25 (Maintenance of Lots)
- Association Rule 7.04 (Trash left outside)
- Association Rule 7.04 (Trash left outside)
- EC Code 21.20A (Exterior Fires)
- Association rule 16.06 (Pool Rules)
- Association Rule 16.08 (Child under 5 in Jacuzzi/Spa)
- EC Codes, 21.01 (Plans, Requirements and Approval)
- 21.16B (Fences, Walls & hedges)

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**Join Us for Holiday Cheer at the PMC Clubhouse!**

The Speakeasy Theater Club invites you to a fun-filled Holiday Variety show on Friday, December 8th, at 5 PM! Enjoy an evening of music, dance, and theater while celebrating the season with your community. Grab a drink or dinner and delight in the talents of your local performers. Tickets are donation-based. We can't wait to see you there!

**What is Speakeasy Theater?**

Speakeasy Theater is your PMC-sponsored theater club, dedicated to bringing theater and new works to the Mountain community. We're always looking to grow our audience and performer base! If you're interested in joining the club or staying updated on our events, please complete the form below to join our mailing list.

**[Speakeasy Theater Inquiry Form](#)**



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