

Monthly Newsletter



THE CONDOR

February 2025



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

Photo Credit: Michael Flynn

"The best and most beautiful things in the world cannot be seen or even touched. They must be felt with the heart." — Helen Keller

Staying Safe and Connected

As February unfolds, our hearts go out to everyone affected by the recent Los Angeles fires. We hope that you and your loved ones are safe and cared for during this challenging time. Events like these remind us of the importance of community preparedness and support.

At our recent Committee Chair Meeting, Emergency Preparedness Chair, Andrew M. Jones, shared valuable updates about enhancing PMC's readiness. He's working with local emergency professionals to conduct an external audit of our community preparedness, ensuring we're equipped to face potential disasters.

Additionally, nearly 30 residents attended a recent Radio Safety Network (RSN) meeting, where they purchased radios and learned how to use them, bringing RSN membership to over 300. The RSN, based on GMRS radios, is a vital resource for staying connected during emergencies. Consider joining to help strengthen our network and keep PMC safe and informed.

With February also bringing chilly weather, it's a good time to focus on winter preparedness. Make sure driveways are clear, emergency supplies are stocked, and neighbors are checked on—especially those who may need extra help.

Finally, let's not forget to spread some love this Valentine's Day! Whether it's a kind word, a thoughtful gesture, or simply enjoying time with someone special, let's embrace the spirit of community and connection that makes PMC so unique.

Stay safe, stay warm, and stay connected!

In gratitude,

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

Save A Tree | Receive Your
Newsletter Electronically

In this newsletter
you can expect:

Message from
the Chairperson

Update
regarding the
General Manager

Community
Stories

Community
Safety

PMCPOA
Entertainment

News You Can
Use



Photo Credit: Erin Pattarino

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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.

Editorial and Advertising Deadline for March 2025

Monday, February 10, 2025

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

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.



The Condor

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

Letter from Chairperson: Jennifer Emett



UPDATE

Hello Everyone

It was devastating to watch Los Angeles' fires. Their disaster reminds us to more aggressively pursue our goals for home hardening, greenbelt, and perimeter clearing. A meeting with the US Forest Service (USFS), Kern County Fire Department (KCFD), and Kern Fire Safe Council was scheduled; however, due to the fires, the meeting was postponed.

On January 16th, I met with the Committee Chairs and Officers. We spent significant time discussing our community's Emergency Preparedness plans. We are pursuing grants for our greenbelts, and the HIZ program (voluntary assessment of homes that is not reported publicly or to homeowners insurance) will be available again this year through the Kern Fire Safe Council. Please watch for email updates.

A new California law now allows for electronic vs paper voting. PMC's current Inspector of Elections will be running elections again this year using electronic voting. You will receive a letter from the Inspector of Elections to advise you of the option to OPT OUT of electronic elections if you wish to receive a physical ballot. While we would have preferred opting in for electronic voting, they recommended using their best-priced option for their standard electronic voting method.

Last month, the question of data security and backups was raised. I met with ABM, our computer, phone, and printer provider, who assured me our servers are backed up daily. We're planning a meeting with the IT team for the week of February 10th to discuss this further and obtain details.

Member Finn Myggen had submitted a list of 32 questions. While I was able to answer the majority within the 15-day response time, all but one question will require significant research. The accounting priorities are to catch up on the monthly financial reports, and once the audit and budgets are completed, the final answer will follow.

There has been significant Facebook chatter regarding the 3.10 Association Rule (bullying and harassment) and its enforcement. The board met with our legal counsel on January 18th to set a path to revise the 3.10 rule and create a social media policy.

In the meantime, any outstanding social media-related violations are on hold. However, that doesn't mean anyone has the right to bully, demean or harass PMCPOA employees online. These comments may place the association at risk for litigation. Again, this is only related to all social media-related 3.10 violation hearings, which will be postponed.

The search for a general manager is in full swing. The committee has received its first batch of applications and met on 1/17/25. They are also investigating the options of hiring a management firm to contract out a knowledgeable and qualified general manager to run an association of our size and complexity.

Volunteers are urgently needed for Emergency Preparedness and Communications Committees.

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*kindest Regards,
Jennifer Emett*

Interim General Manager's Report

UPDATE

The street sweeper had a warranty issue and was out of commission. However, it is running and the roads crew will be providing us with a list of streets that have been completed and are still outstanding.

You might notice the golf course is being watered since the rain and snowfall levels are way below normal.

The equestrian center is still providing natural horsemanship lessons, for a fee. Please see the receptionist to make arrangements if you're interested.

Since the board has approved the move to our previous accounting and website provider, Northstar, the accounting and communications teams will be moving our documents and payment processing to Northstar. Payments will no longer be accepted on the PineMountainClub.org site starting March 1, 2025 and links to log in will be directed back to PineMountainClub.net.

There was a hugely successful New Year's Eve event in the Condor Room and we hosted a large wedding.

Next month, the board will review a Cell Tower lease contract, if our insurance company agrees. The RV storage spots in the top lot will be moving to the lower lot before the tower construction. The lease payments PMC will receive are \$6,000 plus \$1,700 monthly with a 2% yearly increase. The tower will have T-Mobile with the hope of attracting AT&T and others. The amount of the lost RV Storage revenue will be offset by the lease revenue. We're still considering other options for small travel trailers and boats to be stored in a maintenance lot that has extra room.



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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!

Domestics

Another Friendly Reminder:

Association Rule 4.04: Farm animals, including but not limited to chickens, ducks, geese, goats and pigs are not permitted on any lot within Pine Mountain Club.

Association Rule 4.07: Pets shall not be left outside unattended between dusk and dawn.

PMCPOA
Patrol Updates

Monthly/YTD
Patrol Recap for
PMCPOA Board
Meeting
January 18th, 2025

Compiled by:
Patrice Stimpson,
Patrol Chief.

During the month of
December 2024, Patrol
responded to 168 calls
for service.
Observations and calls
included in the
following;

STR		#		YTD (fiscal)
	Enforcement	38		420
	Citations	3		25
	Written Warnings	1		2
	Incident Reports	2		2
	Public Assists	67		838
	House/alarm checks	18		124
	Agency Assists	3		50
	Animal Control	2		25
	Conflicts	11		47
	Deaths reported	0		10
	General complaints	15		152
	Injury	2		2
	Medical	0		0
	Suspicious incidents	0		29
	Traffic incidents	1		10
	Welfare checks	5		33
	Wildlife	1		230
	STR CALL TOTALS	0		6
	Other: Note: No bear break-ins in December reported			
	Other:			



Sign up Now @
pmcsandlotclub@gmail.com
or RSVP to Val Oliver
805-340-1984

if interested so I can keep you informed!
PMC SANDLOT CLUB
**IS STARTING
BACK UP SOON!**

Always free!
*Boys and girls
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**HUNGRY
AL'S**

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Club, CA 93222

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Natural Disaster Preparedness: Safeguarding Our Community Together

FIVE EASY STEPS TO BE DISASTER READY:



GET ALERTS
to know what to do.



MAKE A PLAN
to protect your people.



PACK A GO BAG
with things you need.



BUILD A STAY BOX
for when you can't leave.



HELP
friends and neighbors get ready.

Building Resilience in the Face of Wildfires and Natural Disasters

The recent Los Angeles wildfires serve as a stark reminder of the importance of preparedness and resilience. Nestled in a dynamic landscape, PMC faces unique challenges from natural disasters such as wildfires, earthquakes, and power outages.

To help you stay prepared, there are essential resources and proactive strategies to ensure you and your loved ones are ready for any emergency.

Get Prepared Before Disaster Strikes

Here are valuable tools to help you stay ready and connected during emergencies:

Disaster Ready Guide provides step-by-step instructions to prepare in advance. Learn how to create a family emergency plan, secure your home, and assemble essential supplies. It's your roadmap to readiness and peace of mind.



Resource List:

Access a curated list of essential links and tools to support your disaster preparedness efforts. While not exhaustive, it's a great starting point to ensure you have the resources needed for any emergency. Go to:

<https://www.pinemountainclub.org/natural-disasters>



Join the Radio Safety Net (RSN):

The GMRS-based Radio Safety Net (RSN) is a vital part of PMC's Emergency Preparedness Committee. It keeps our community connected during disasters. With ongoing efforts to strengthen the central repeater, train members, and collaborate with PMC Patrol and public safety agencies, the RSN continues to grow.

Join today to help refine and enhance our emergency communication systems!



JOIN TODAY!

**Make an impact
by joining a
PMC Committee!**

SCAN ME



Hearty Winter Vegetable Soup

Warm up this winter with a nutritious and satisfying vegetable soup that's easy to make and full of seasonal goodness. Packed with fiber, vitamins, and comforting flavors, this recipe is perfect for chilly mountain days.

Ingredients:

- 2 tablespoons olive oil
- 1 medium onion, diced
- 3 cloves garlic, minced
- 2 medium carrots, sliced
- 2 celery stalks, sliced
- 2 medium potatoes, diced
- 1 cup butternut squash, diced
- 1 cup green beans, trimmed and cut
- 1 can (14 oz) diced tomatoes
- 4 cups vegetable broth
- 1 cup water
- 1 teaspoon dried thyme
- 1 teaspoon dried rosemary
- 1 bay leaf
- Salt and pepper to taste
- 1 cup kale or spinach, chopped

Instructions:

1. Heat the olive oil in a large pot over medium heat. Add the onion and garlic and sauté until fragrant, about 2-3 minutes.
2. Add the carrots, celery, potatoes, and butternut squash. Cook for 5 minutes, stirring occasionally.
3. Stir in the green beans, diced tomatoes (with juice), vegetable broth, water, thyme, rosemary, bay leaf, salt, and pepper. Bring to a boil.
4. Reduce heat to a simmer, cover, and cook for 20-25 minutes, or until the vegetables are tender.
5. Add the kale or spinach during the last 5 minutes of cooking, stirring until wilted.
6. Remove the bay leaf before serving. Adjust seasoning if needed.

Optional Add-Ons:

- Sprinkle with Parmesan cheese for extra flavor.
- Serve with crusty bread for a heartier meal.

This soup is not only delicious but also a great way to use winter produce and warm up after a chilly day in PMC. Enjoy!



Lewis W. Larman

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VALENTINE'S DAY 2025

LIVE BAND - 5-9PM - MERIDIAN

DINNER HOURS: 4-8:30PM

★★ ALL ENTRÉES SERVED WITH:
MIXED GARDEN GREENS & CHEESECAKE!!!!

Reservations Requested

APPETIZERS

SALT & PEPPER CALAMARI \$14

Crispy Calamari Perfectly Golden Brown. Served with a Zesty Marinara Sauce and a Chipotle Dipping Sauce.

CLASSIC SHRIMP COCKTAIL \$14

Fresh Horseradish Spiked Cocktail Sauce.

CHICKEN & VEGETABLE POT STICKERS \$14

— Served with a Asian Dipping Sauce

ENTRÉES

SLOW ROASTED PRIME RIB \$34

Rosemary Herb Crusted Prime Rib ...AWESOME!!

— Served with Baked Potato and Seasonal Vegetable.

***Make It Loaded (Butter, Crumbled Fresh Bacon, Jack & Cheddar Cheese, Sour Cream & Green Onion) \$1.99

BLACKENED AHI TUNA SALAD \$25

Blackened Tuna on a Bed of Arcadian Spring Mix, Roasted Red & Yellow Bell Pepper, Marinated Artichoke Hearts. Onion Then Drizzled with a Asian Dressing.

CRAB BEURRE BLANC SALMON \$30

8oz Faroe Islands Wild Salmon Salmon Topped with a Crab Beurre Blanc Sauce.. Just Delicious!

— Served with Baked Potato and Seasonal Vegetable.

***Make It Loaded (Butter, Crumbled Fresh Bacon, Jack & Cheddar Cheese, Sour Cream & Green Onion) \$1.99

CHICKEN DINNER \$22

Fire Grilled Chicken Breast

— Served with Baked Potato and Seasonal Vegetable.

***Make It Loaded (Butter, Crumbled Fresh Bacon, Jack & Cheddar Cheese, Sour Cream & Green Onion) \$1.99

BUTTERNUT RAVIOLI \$21

Butternut Ravioli Topped with a Vodka Cream Sauce.

— Served Garlic Bread

be
mine

Advertising with The Condor Newsletter

Looking to spotlight your business or service?

Advertise in The Condor Newsletter! Secure your ad space in our upcoming March edition and enjoy premium visibility in both our digital and printed newsletters. Plus, your advertisement will gain additional exposure on our website's "Community Partners" page. Don't miss this opportunity to connect with our engaged audience—contact us today to reserve your spot!

Here are the current sizes we offer

Small ad 2 1/3" x 2 1/3"

Medium ad 2 1/3" x 5" vertical or horizontal

Large ad 5" x 5"

Current Rates

\$30 per month - small ad

\$42 per month - medium ad

\$80 per month - large ad

Payments

Billing and invoicing will be done through the business office with the following options:

Monthly Payments - Suitable for those with flexible times and dates for services or products offered.

Biannual Payments - Suitable for those with a set advertisement, looking for a longer term commitment.

How to Submit

Advertising Editorial Deadlines on the 10th of each month. Please contact communications@pmcpoa.com to place your ad.



Share Your Voice in the Condor Newsletter!

We invite you to contribute to the Condor Newsletter! Whether you're a budding photographer, an aspiring writer, or simply have a story or snapshot to share, we look forward to hearing from you. Send your photos and articles to communications@pmcpoa.com by the 10th day of each month. Please include your name, a brief description of your submission, and any relevant details you'd like us to feature.

Warm Regards,
The Condor Newsletter Team



16215 Askin Drive, #102
Pine Mountain Club, CA 93222
MountainMelange.com

How to Access our Document Library on the Member Portal

Start at <https://www.pinemountainclub.org>.

Click **Member Login** in the upper-right corner of the screen. Enter your email address and password to sign in. If you need help creating an account or logging in, Monday-Friday, please contact:

- **Phone:** (661) 242-3788, ext. 225
- **Email:** adminclerk@pmcpoa.com

Once logged in, proceed to the document library:

1. Navigation Bar

At the top of the screen, locate the navigation bar, with these menu tabs: Dashboard - Home - Pay Assessments - Account Info - Community Information - Reservations - About Us

2. Access Documents: Hover over **Community Information** to open a drop-down menu. Scroll down and click **Documents** to access the library. The document library will open, displaying various folders.

3. Explore Folders

Scroll to find your desired folder. Click to open its contents.

- **Sub-folders:** Click the **[+]** sign next to folder titles to expand them.

Example:

- Folder: **PMCPOA Financial Reports**
 - Click the **[+]** sign to view Sub-folders
 - Sub-folders by year (e.g., **2017 Financial Reports, 2018 Financial Reports**).

4. Find Documents

Open the 2024 Financial Reports folder to find financial packets organized by date.

Note: Documents are uploaded as received. Meeting minutes are posted *after* Board approval at the following month's meeting.

News & Reminders

Run for the Board

Would you like to make a difference in our community? We encourage you to run for a seat on the PMCPOA Board of Directors. There will be three chairs available, each with a three-year term. Please submit a signed Letter of Intent, on a single sheet of 8.5" x 11" paper. The deadline to submit is March 26th at 5pm. We look forward to hearing from you.

2025/2026 Assessments

Yes, it's time to start thinking about our annual assessment. If you'd like to get a head start on the payments, rather than one lump sum, we are accepting pre-payments now.

You may mail a check to:

P.O. Box P

Pine Mountain Club, Ca 93222

Please provide your Lot & Tract Numbers on each check. Additionally, there is a drop box to the right of the front door, outside the Clubhouse Entrance or you may visit us in office during business hours. Please note: The actual assessment amount will not be determined until the April 19, 2025 Board Meeting.

Archery Range Membership

Have you seen cupid practicing at the Archery Range? Be sure to sign-up or renew your annual membership through the business office today. Individual passes are \$15. Family passes are \$20. Passes will be valid from January 1, 2025 thru December 31, 2025.

Hall Ambulance EmergiCare 2025 Membership

Hall ambulance is again offering the membership an opportunity to sign up for the EmergiCare Membership Plan. It's an annual membership program offered by Hall Ambulance Service, at a discount group rate for Pine Mountain Club Residents. Members can purchase the one-year plan for \$100.00 during the month of February 2025. The \$100 plan covers the entire household, including spouses and all unmarried children under 21 years of age. Please stop by the Clubhouse Lobby to pick up your application or call us at 661-242-3788 to receive an application by mail. Applications and payments should be returned directly to Hall Ambulance at the address provided on the application. Please note: This only covers ground transportation. This membership does not cover Air Lifts.

Transfer Site Winter Hours

Daily Hours: 8:30 AM - 5:00 PM

- **Access:** For PMC residents and their guests only, bring your member or guest card for entry.
- **Capacity:** A maximum of four vehicles are allowed at the site at one time. Please wait outside until it is your turn.
- **Trash Guidelines:** Ensure your trash is securely contained before heading to the site. The transfer site cannot accept Hot Ashes.
- **Safety Reminder:** For your safety and to protect bears, please DO NOT leave trash outside the Transfer Site gate.

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PMCPOA Monthly Recreation & Programs

Clubs & Guilds

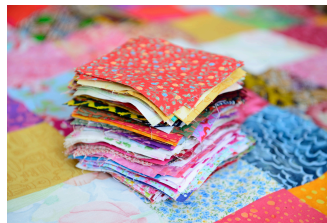
Quilt Guild Cardmaking, Comfort Zone, Sew Down

2nd, 4th, & 5th Wednesdays:
Pavilion
9:00am-3:00pm



Mountain Communities Amateur Radio Club

6 Week Intro to HAM Radio Class
February 9 - March 16
Sundays: Pavilion 12:00pm

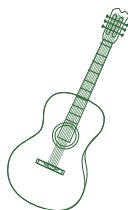


Quilt Guild Business Meeting

First Friday: Pavilion
January-February-March
12:30pm

Quilt & Chat

Every Friday: Pavilion
9:00am-3:00pm



Guitar Society

4th Saturday: Pavilion
12:00pm



Fitness Classes

Rise & Shine with SunJay

Mondays & Wednesdays
10:00am-11:00am
\$5/ person

Meditation Club

Mondays 12:00pm

Yoga with Deb

Tuesdays & Thursdays 12:00pm
\$10/ person

Tai Chi with Shannon

Tuesdays 4:30pm-5:30pm
\$10/ person



McSweeney's Dance Classes

Wednesdays 3:00pm-4:00pm
Ballet & Tap 3-6 years old

Wednesdays 4:00pm-5:00pm
Ballet for Children 6 and up
\$15/ child

Ecstatic Dance with SunJay

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



PICKLEBALL.....

NEW 4-Week FEBRUARY & MARCH **Group and Private Lessons**

Beginners & Novice Players: Ages 8 to 108

<u>FEBRUARY</u>	<u>MARCH</u>	<u>TIMES</u>
Mon. 10, 17, 24, Mar.3	10, 17, 24 31	4 p.m. - 6 p.m.
Tues. 11, 18, 25, Mar. 4	11, 18, 25, Apr. 1	6 p.m. - 8 p.m.
Wed. 12, 19, 26, Mar. 5	12, 19, 26, Apr. 2	1 p.m. - 3 p.m.

COST: \$70/person - 8 hours of instruction.

FAMILY DISCOUNT: \$55/person & players under 18.

PRIVATE LESSONS: \$25/hr. or \$20/hr. ea. for 2 people
Pay for 4 Private Lessons and get the 5th Lesson FREE!

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

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.

Pickleball

Monday- 9:00am-11:00am
Wednesday- 6:00pm-8:00pm
Saturday- 9:00am-11:00am

Times are subject to change.



Clubhouse Dining & Lounge Line-Up

Condor Cafe Hours

Wednesday - Saturday

Breakfast 8:00am-11:00am

Lunch 11:00am-2:00pm

Sunday

Breakfast 8:00am-12:00pm

Lunch 12:00pm-2:00pm

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



Restaurant Hours

Thursday

Dinner 4:00pm-7:30pm

Friday & Saturday

Dinner 4:00pm-8:30pm

Sunday

Dinner 4:00pm-7:30pm

Lounge & Bar Hours

Thursday

4:00pm-10:00 pm

Friday & Saturday

4:00pm-11:00pm

***Also available for special occasions**



Piano Bar

2/1 - Lee Rugless
2/7 - Steve Wilkinson
2/8 - Jared Bergmann
2/14 - Dave Silverparre
2/15 - Dave Silversparre
2/21 - Lee Rugless
2/22 - Dave Silversparre
2/28 - Richard Schwägerl

Bands

2/1 - Haven
2/7 - Cary Park
2/8 - Craig Hasenbank Band
2/14 - Meridian
2/15 - Bandit
2/21 - Kevin Quinn
2/22 - The Night B/Four
2/28 - Walt & Pam

Bring your Sweetheart
and join us Friday,
February 14th
for a very special
Valentine's Dinner.

Reservations can be made through the business office.

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, 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!



Photo Credit: Gail Pattarino

PMCPOA Standing Committees

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

Bear Ad Hoc

Meets the first Monday of the month at 5:00pm in the Pavilion Room, usually with a Zoom option.

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.

Governing Documents

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

Emergency Preparedness Radio Safety Net, Sub-Committee

Meets the first Saturday of the month at 1:00pm in the Pavilion.

Planning

Meets the second Saturday of the month at 10am 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.

PMCPOA Board of Directors

Saturday at 10:00am in the Condor Room | Live Stream

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 Pavilion (During winter Months)

Radio Safety Net

Meets 7:00pm every Thursday in the Condor Room



Ready to get involved?

Learn more and apply at:
pinemountainclub.org > [About PMC](#) >
[Committees](#)



Ellie Melili
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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 January 18, 2025.

Complete minutes are available at the business office or online at 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 10:05 a.m. Nine directors attended: Cam Acosta, Mark Bailey, Candace Bennett, Shawn Coulter, Jennifer Emett, Philip Gabriel, Randall Gates, Carolyn Gilbert, and Brad Hudson. Also, in attendance was recording secretary Grace Wollemann.

MOTION by Director Gilbert, **SECOND** by Director Coulter that the agenda for the Board of Directors Meeting of January 18, 2025 be adopted. Director Bailey **opposed**. Directors Acosta, Bennett, Coulter, Gabriel, Gilbert, and Hudson **approved**. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Acosta to approve the consent agenda. **MOTION** carried.

There were four (4) committee applications for approval.

Chair Jennifer Emett presented the chair's report.

Treasurer Gates presented the treasurer's report.

The board acknowledged receipt of the committee minutes.

There were four (4) environmental control committee projects recommended.

There were two (2) cottage industry permits requested.

BOARD ACTION ITEMS:

OLD BUSINESS:

None

NEW BUSINESS:

MOTION by Director Gilbert, **SECOND** by Director Bennett to approve the Consent Calendar. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to sanction the PMC Equestrian Club. Director Bailey **opposed**. Directors Acosta, Bennett, Coulter, Gabriel, Gilbert, and Hudson **approved**. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to authorize the placement of a lien on APN numbers: 316-042-09-00-7, 328-062-02-00-7. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Gates to ratify the review of the Association's July 2024 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

The board sent and received eight (8) items of correspondence.

The next Regular Open Board Meeting will take place on February 15, 2025 at 10:00 a.m. in the Condor Room. Meeting adjourned at 12:00 p.m.

HORSEMANSHIP LESSONS



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*Equestrian safety helmets are provided, and liability waivers are required. Riders are required to wear long pants and closed-toe shoes. The minimum age is 8, and the maximum weight is 200 pounds.

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Treasurer's Report & Compliments, Concerns, Complaints

Treasurer's Report

January 2025

The following provides key updates on PMCPOA's financial standing and ongoing initiatives:

Financial Reports

July 2024 financials are now available online.

August and September financial statements have been completed by Accounting Manager Jorge Esparza and reviewed by the Budget and Finance Committee, but are pending detailed Board Subcommittee review before being posted online.

Q1 Highlights

(as of September 30, 2024):

Operating Cash: Increased by approximately \$1.5 million to \$3.2 million, driven by 2025 assessment receipts net of expenses.

Outstanding assessments include:

- \$640,000 for 2025
- \$78,000 for 2024
- \$9,000 for 2023

Reserve Fund: Increased by \$571,000 but decreased by \$516,000 in expenditures, including:

- \$238,000 for a street sweeper
- \$176,000 for two RAM trucks
- \$102,000 for clubhouse renovations, \$92,000 of which was paid in July before NTE (Not to Exceed) controls were reinstated.

Operating Fund: Performed \$382,000 better than budget, mainly due to the \$348,000 purchase of the Post Office building, which was budgeted for this fiscal year but paid from last year's operating funds.

Catching Up on Reporting

- The transition back to NorthStar accounting software began in September under Jorge Esparza after the prior Accounting Manager's resignation in August.
- Financial reporting for the fiscal year ended June 30, 2024, took priority to begin the annual audit, which auditors expect to finalize in the coming weeks.

Banking Update

PMCPOA is transitioning from **AXOS Bank** back to California Bank & Trust and Bank of Southern California, with all funds expected to transfer by February 1, 2025.

Despite having \$3.2 million in operating cash with AXOS as of September 30, no interest income has been earned on operating funds since April 1, 2024. AXOS was expected to offset CINC software costs in compensation, but the exact amount remains unclear due to inconsistent communication.

Looking Ahead

Fiscal Year 2026 Budget: The Annual Budget Working Group is being activated to address financial needs and timelines. Accurate financials for the first seven months of the fiscal year (ending January 31, 2025) are critical to this process.

Reserve Study: An updated reserve study is under review to inform budgeting efforts.

CINC Software Transition: CINC is expected to be discontinued by February 2025, with the transition back to NorthStar anticipated to be fully complete by June 30, 2025.

Despite the challenges of software and banking transitions, PMCPOA is on track to restore normalcy and strengthen financial management processes.

CCC Submissions
There were none for this month.



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