

# Monthly Newsletter



## THE CONDOR

January 2025



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“Write it on your heart that every day is the best day in the year.”

-Ralph Waldo Emerson

### Happy New Year, PMC!

As we step into 2025, let's celebrate the beauty of our community and reflect on a magical holiday season.

The **Holiday Craft Fair** showcased incredible talent, **Breakfast with Santa** brought joy to many, and **our Village** sparkled with festive spirit. Thank you to everyone who participated and spread the holiday cheer that makes PMC so special.

As we settle into winter, it's essential to focus on preparedness. Make sure driveways are clear, cars are off the streets for snowplowing, emergency supplies are stocked, and plans are ready. Take a moment to check in on neighbors, especially before major storms. Supporting elderly residents, those with mobility challenges, or newcomers fosters community strength and resilience during winter weather.

Together, we can ensure everyone is safe and cared for during this season.

Save A Tree | Receive Your  
Newsletter Electronically

Winter is also a wonderful time to plan for spring gardens or enjoy cozy indoor projects. Let's embrace this season of rest and renewal, finding ways to connect with one another and nurture our sense of community.

With change comes opportunity, and our community is navigating a transition with the resignation of General Manager, Todd Greisen. I want to thank Todd for his contributions. Change can stir mixed emotions, and in moments like this, I'm reminded of Mattie Stepanek's words: **“Unity is strength... when there is teamwork and collaboration, wonderful things can be achieved.”**

By working together, we can embrace this new chapter with optimism and determination. Here's to a year of progress, unity, and growth for PMC!

In gratitude,

*Diane Martell*

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

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



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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 February 2025

*Monday, January 9, 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](mailto: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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**Facebook:** [www.facebook.com/pmcpoa](http://www.facebook.com/pmcpoa)



# Letter from Chairperson: Jennifer Emett

## UPDATE

### Happy New Year to all.

To say it's been an eventful month would be an understatement.

When I read social media posts and discuss PMC with fellow members, there is high emotion, with angry attacks on employees and fellow members. I see anger as the tip of the emotional iceberg. Anger signifies fear underneath. Fear of financial impact and/or fear of the unknown seems to drive most comments. Please think twice before you post comments when feeling anger, especially those pointed at our employees, and ask yourself, what is my fear under this anger? Is it real or imaginary? Do I need to attack someone's character to express my opinion? Defamatory and derogatory statements against employees can be perceived as making this a hostile work environment and I need everyone's help. In exchange, to the best of my ability, I will run open board meetings and provide information with as much transparency as possible, including decisions that have a financial impact on our association.

The most impactful event this month was the resignation of our General Manager, Todd Greisen. The public posting of his resignation letter was his decision. As his letter mentioned, the chair had said he "may or may not have his agreement renewed in May" and it is a true statement. However, it was said during a private, personnel-related discussion and I am not at liberty to provide my reasons behind it.

Several management and board decisions have caused significant issues for PMC POA and they have been discussed over many months of Open Board Meetings. However, no decision was made with criminal intent or action, and no one gained personally from those decisions or actions.

A comment I've seen repeated on social media: the decision to move to a new accounting system, not run parallel accounting systems and at the end of a fiscal year was made unilaterally by Todd and/or the chair. The past board was fully aware of and approved every decision throughout the process. Hindsight is 20/20 so I hope future boards can learn from those past missteps and we can move forward.

The Reserve Specialist has completed the Detailed Reserve Study, and the board will meet with the Specialist next month.

When I read the study, it was clear to me that past boards did not set aside enough in the reserves to revitalize both the Clubhouse and the Pavilion.




Inflation has been at an all-time high since COVID-19. Now, we are forced to contend with decisions.

A clubhouse employee with nearly 20 years commented, "The past general and maintenance managers were pressured to make repairs and maintain everything as cheaply as possible, regardless of what was right to do and it was always about the money". The original front Clubhouse structure was a portable sales office, and the rest was added over time. The Condor Cafe kitchen was not built to run as a full-service and catering kitchen but that's what the association members have come to expect. The administration area is severely overcrowded, the walls are paper thin causing personnel issues and there is no emergency exit. There are countless stories of the plumbing and electrical issues behind the walls and under the floors of both buildings.



## 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.

**SIGN UP TODAY**

Lessons: 1 hour  
Times: Wednesday - Sunday at 9:30am, 11:30am, and 1:00pm  
Cost: \$80 for PMC members & \$90 for non-members  
To schedule and pay for your lessons, come by the PMC office or call 661-242-3788

\*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.

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

## Letter from Chairperson: Jennifer Emmett, Continued

### UPDATE

The Pavilion is so cold it has two space heaters. During the December morning executive board meeting, the circuit breaker had tripped, my laptop wasn't charging and I thought my laptop had stopped working entirely. The tripped circuit breaker wasn't discovered until the afternoon.

During the Reserve Study review, the board will create a team of directors to review the Clubhouse Revitalization and potential funding options. There will soon be a Town Hall to bring everyone up to date with where the revitalization started and where it is now.

Also in January, we'll start the search for a new general manager. Whether it will be a full-time employee or employed through an Association Management Company has not been decided. Both are options and the board created an executive subcommittee to oversee the search.

The street sweeper is hard at work and our maintenance team is ready for snowfall.

**I wish you and your families a safe, happy and prosperous new year!**

*Be safe,  
Jennifer Emmett*

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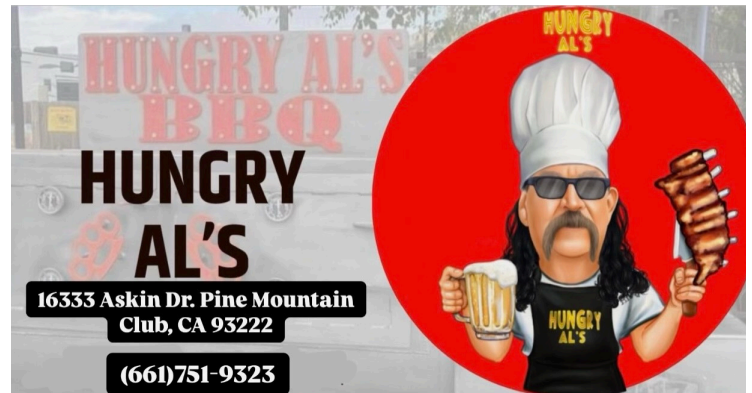
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### Member & Guest Card Information

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!



## PMCPOA Patrol Updates

### Monthly/YTD Patrol Recap for PMCPOA Board Meeting December 21st, 2024

Compiled by: Patrice Stimpson, Patrol Chief.  
During the month of November 2024, Patrol responded to 298 calls for service. See the table for a summary of observations and associated calls.

November 16, 2024

During the month of October 2024, Patrol responded to 226 calls for service. Observations and calls included in the following;

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
	STR CALL TOTALS	0		6
	Other: Note: No bear break-ins in October			
	Other:			

## Member Fines Report

Please see below fines from the  
December 21, 2024 executive session:

Rule 3.10 (Harassment)  
Rule 4.11 (Dogs off leash)

## 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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# Landscape Planning Inspired by Los Padres National Forest

By Diane Martell

Along with being a Director of Organizational Impact and Learning, Diane is a certified Master Gardener and designer with extensive experience owning her own landscape design company. She specializes in crafting beautiful, functional spaces that foster a deep connection to nature.

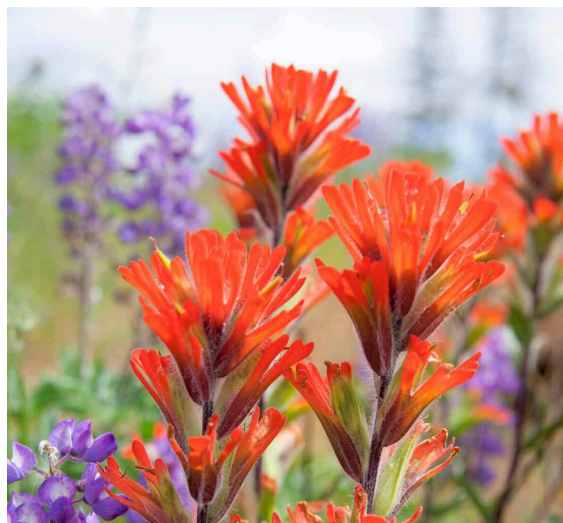
Winter is a time of quiet reflection—both for nature and for gardeners. When snow blankets PMC, it's the perfect season to cozy up indoors and plan your spring landscaping projects. Drawing inspiration from the incredible diversity of Los Padres National Forest, you can create a garden that celebrates beauty, balance, and functionality.

Our Los Padres National Forest is one of the most botanically diverse in the U.S., spans the Coast and Transverse Mountain Ranges. Its chaparral-dominated terrain is complemented by pinyon-juniper woodlands, coastal redwoods, oak woodlands, and even sub-alpine fellfields. The unique Mediterranean climate, with cool, wet winters and hot, dry summers, supports this incredible variety, while specialized plants thrive on nutrient-poor serpentine soils.

Much like the forest's layered ecosystems, you can design your garden using the "**Thrillers, Spillers, and Fillers**" approach.



Manzanita Photo: Josh Williams



Indian paintbrush (*Castilleja* sp.)



Snowy Manzanita

Photo: Rob Moore

**Thrillers** provide height and drama, much like the forest's majestic trees. Consider bold plants like:

- **California Rose** (*Rosa californica*)
- **Curl-Leaf Mountain Mahogany** (*Cercocarpus ledifolius*)
- **Flannelbush** (*Fremontodendron californicum*)
- **Manzanita** (*Arctostaphylos* sp) [also stunning in the winter!]

**Spillers** soften the edges, mimicking the forest's cascading and riparian woodlands. Excellent choices are:

- **California Goldenbanner** (*Thermopsis californica*)
  - **California Poppy** (*Eschscholzia californica*)
  - **Ceanothus** ground cover varieties
  - **Davidson's Phacelia** (*Phacelia davidsonii*)
  - **Eriogonum** (*Eriogonum*, spp.)
  - **Speckled Clarkia** (*Clarkia cylindrica*)
  - **Variable Linanthus** (*Leptosiphon parviflorus*)
-



## Landscape Planning, Continued

**Fillers** add lush texture and color, echoing the diversity of understory plants in Los Padres can bring depth to your design:

- **Lupine** (*Lupinus*, spp.)
- **Thickleaf Yerba Santa** (*Eriodictyon crassifolium*)
- **Indian Paintbrush** (*Castilleja* sp.)
- **Golden Yarrow** (*Eriophyllum confertiflorum*)
- **Rabbitbrush** (*Ericameria nauseosa*)
- **Sage** and **Penstemon** varieties



Grape-Soda Lupine (*Lupinus excubitus*)



Grinnell's Penstemon (*Penstemon grinnellii*)

Winter in PMC is the perfect time to plan your garden—assess your layout, choose plant pairings, and research what thrives in our unique climate. Use this downtime to sketch designs and be ready to dive in when the snow melts.

**Happy planning!**

### Helpful Resources:

- A Field Guide to the Plants of the San Emigdio Mountains Region of California, Pam De Vries
- Los Padres Forest Watch:  
<https://store.forestwatch.org/collections/plant-s-trees-fungi>



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# **Football Sundays and Mondays PMC Clubhouse Condor Lounge**



***Sunday 10am***

***Food served till 7pm***

***Monday 4pm***

***Food served till 7:30pm***





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# Passing the Torch: Reflections from Frazier Mountain Internet's Former Owners

By Sarah Fulkerson

For nearly three decades, the Rosen's have been at the heart of it all, building and growing Frazier Mountain Internet into a vital lifeline for the mountain communities. Now, as they pass the torch to a new chapter, we caught up with Mr. Rosen to reflect on their incredible journey as key players of local connectivity. Here's what he had to share with us.

## **What inspired you to start (or acquire) Frazier Mountain Internet, and how has the business evolved under your leadership?**

Back in 1995, I had been using the internet for a couple of years. In those days, dialup was pretty much the only way that the general public was using to connect to the Internet. There weren't any local phone numbers on the mountain to call, so I was calling either Bakersfield or San Francisco for internet access (as it happens, it was cheaper to call San Fran at about 15 cents/minute versus Bakersfield at roughly 30 cents/minute). I kept saying that someone ought to start a local internet service up here to mitigate these very significant expenses. And then one day it occurred to me that maybe I should be that someone. And that's when Barbara and I decided to start Frazier Mountain Internet. We went through a lot of evolutions through the years - first dialup at 14.4 and 28.8 kbps. Then, in 1997 we started a partnership with the cable company and offered a hybrid system using cable internet at 512 kbps for the downstream and our dialup for the upstream. Eventually in 2004 we started offering both DSL service in some areas and fixed wireless in others. As time marched on, we ended up doing all fixed wireless throughout the network.

## **What are you most proud of achieving during your time as owner?**

That our business survived at all for 29 years was a pretty major accomplishment. But, more than anything, we enjoyed that we were able to provide a very reliable service with a generally good reputation to a large number of locals. We did what we could to give back to the community, both in terms of service quality and supporting various local organizations. We believe that combination is one of the primary reasons we were able to keep the business running for so long.

For a review of all Frazier Mountain Internet's contributions, Please Visit:

<https://www.frazmtn.com/fmisandthecommunity.htm>

## **What's next for you after this chapter?**

Barbara and I will be staying in Pine Mountain Club indefinitely, as we enjoy the beauty of the area, the small town atmosphere, and the many great friends we have on The Hill. We'll be continuing doing our regular camping, as well as planning a bunch of more extended trips. We're mostly interested in exploring the Western U.S., although we expect at some point we'll be heading out east and probably into Canada as well. And, of course, we'll continue to play music whenever we can and probably some pickleball along the way.

## **Is there anything additional you'd like the community to know regarding the transition?**

The community should know that we're working with the new owners to ensure a smooth transition and plan to be available to help them out whenever they need it. We have lots of reasons to want to see that Frazier Mountain Internet Service continues to provide a high quality service to the community. If for no other reason, we'll continue to be a customer ourselves!

With heartfelt gratitude, we want to thank the Rosen's for their incredible dedication and unwavering commitment to our mountain community. Their efforts have made a lasting impact, and we are truly fortunate to have had them keeping us connected through the years. As they embark on their new adventures, we wish them all the best! Next time you see *The Foxtail Rangers* playing, be sure to stop by and say "Hi".

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## Holiday Wrap-up

By Sarah Fulkerson



This holiday season was filled with joy, community spirit, and cherished traditions as our mountain community came together for three magical events: The Christmas Tree Lighting, the Holiday Craft Fair, and Breakfast with Santa.



**The Christmas Tree Lighting** was a truly breathtaking moment. Families gathered to enjoy free hot cocoa, cookies, and cheerful caroling, all while waiting for the grand lighting. At the stroke of 6 PM, every tree lit up simultaneously, casting a magical glow over the night and filling the air with awe and excitement.

At **The Holiday Craft Fair**, over 50 talented local vendors showcased an incredible selection of handmade crafts. From unique holiday decorations to one-of-a-kind gifts, there was something for everyone. Many attendees delighted in crossing names off their gift lists, leaving with beautiful, heartfelt treasures.



Finally, **Breakfast with Santa** brought pure holiday magic to life. The room overflowed with cheer as families enjoyed a delicious pancake breakfast and shared precious moments.



The highlight, of course, was the joy on children's faces as they met Santa, eagerly sharing their secret wish lists. It looks like Santa will have his work cut out for him this year! Richard Schwagerl added an enchanting touch, playing Christmas carols on the piano and setting the perfect holiday tone.



We were thrilled to see so many members of our community come together for these memorable events. **Thank you for making this season so special, and we wish everyone in our mountain community a Happy and Healthy New Year!**

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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.*

## Guilds



2nd, 4th, & 5th Wednesdays:

**Quilt Guild Cardmaking,  
Comfort Zone, Sew Down**

(Pavilion)

9:00am-3:00pm

First Friday:

January-February-March

**Quilt Guild Business Meeting**

(Pavilion)

12:30pm

Every Friday:

**Quilt & Chat**

(Pavilion)

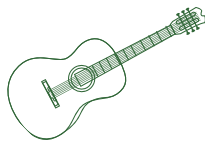
9:00am-3:00pm

4th Saturday:

**Guitar Society**

(Pavilion)

12pm



## PMC Fitness Classes

### Rise & Shine with SunJay

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

### Meditation Club

Mondays 12:00pm

### Tai Chi with Shannon

Mondays 5:00pm-6:00pm  
Tuesdays 4:30pm-5:30pm  
\$10/ person

### Sculpted Body with Shawna

Tuesdays & Thursdays  
10:00am-11:00am  
\$10/ person

### Yoga with Deb

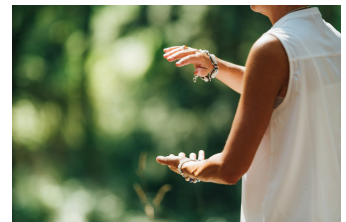
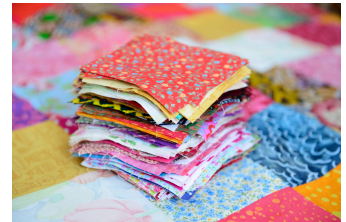
Tuesdays & Thursdays 12:00pm  
\$10/ person

### ABSolute Core with Shawna

Wednesdays 12:00pm  
\$10/ 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

Sunday Football: 9am-7:00pm  
Monday Football: 4pm-7:30pm  
Thursday Night Special: 4:00pm-7:30pm  
Friday & Saturdays: 4:00pm-8:30pm

## Piano Bar

1/3 - Dave Silversparre  
1/4 - Louis Montilla (Violin)  
1/10 - Richard Schwägerl  
1/11 - Dave Silversparre  
1/17 - Lee Rugless  
1/18 - Dave Silversparre  
1/24 - Lee Rugless  
1/25 - Richard Schwägerl  
1/31 - Richard Schwägerl

## 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

1/3 - Cary Park  
1/4 - Mile High  
1/10 - Roger Wynfield  
1/11 - Journey in Time  
1/17 - Asher Nicholson  
1/18 - Bandit  
1/24 - Mountain Mafia  
1/25 - The Night B-Four  
1/31 - Foxtail Rangers

## Condor Cafe Hours

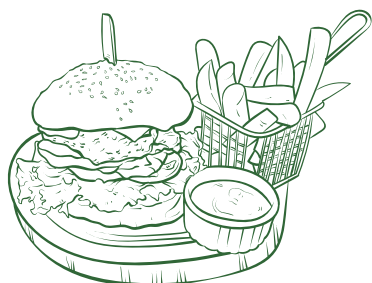
### Wednesday - Saturday

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

### 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.....**

**START THE "HAPPY" NEW YEAR with  
NEW 4-Week Group and Private Lessons**

**Beginners & Novice Players: Ages 8 to 108**

<b>Mondays</b>	<b>Jan. 6, 13, 20, 27</b>	<b>4 p.m. - 6 p.m.</b>
<b>Tuesdays</b>	<b>Jan. 7, 14, 21, 28</b>	<b>6 p.m. - 8 p.m.</b>
<b>Wednesdays</b>	<b>Jan. 8, 15, 22, 29</b>	<b>1 p.m. - 3 p.m.</b>

**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 5<sup>th</sup> 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.**



# 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.

## **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 CERT Facility.

## **Ready to get involved?**

Learn more and apply at:

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## 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](mailto: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

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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 December 21, 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 10:10 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 Coulter, **SECOND** by Director Bailey that the agenda for the Board of Directors Meeting of December 21, 2024 be amended and approved to postpone **RESOLUTION #01-12-21-2024**, Article 3.10 General Rules pending legal review. Directors Gabriel, Gilbert, and Hudson **opposed**. Directors Acosta, Bailey, Bennett, Coulter, and Gates **approved**. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Acosta to approve the consent agenda. Director Gabriel **opposed**. Directors Acosta, Bailey, Bennett, Coulter, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

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

There was one (1) cottage industry permit requested.

## BOARD ACTION ITEMS:

### OLD BUSINESS:

None

### NEW BUSINESS:

**MOTION** by Director Acosta, **SECOND** by Director Gilbert to approve **RESOLUTION #02-12-21-2024**, the Rules Violation/Fine Penalty as submitted. Director Coulter **opposed**. Directors Acosta, Bailey, Bennett, Gabriel, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

**MOTION** by Director Acosta, **SECOND** by Director Bailey to approve **RESOLUTION #03-12-21-2024**, Association Rule Article 20 (Election Rules) update as submitted. **MOTION** carried.

**MOTION** by Director Gabriel, **SECOND** by Director Gilbert to approve **RESOLUTION #04-11-16-2024**, Gwynne Pugh Urban Studio Contract Addendum for Additional & Outside Services for Revitalization Project, NTE \$110,000 plus a 10% contingency using a combination of allocated funds and reserves. Directors Acosta, Bailey, Bennett, Coulter, Gabriel, Gates, and Gilbert **opposed**. **MOTION** failed.

**MOTION** by Director Gilbert, **SECOND** by Director Gabriel to approve Business Policy A-8 (Member and Guest Carding). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Coulter to approve Business Policy A-10 (Membership Cards). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Coulter to approve Business Policy A-18 (Pool Entry Cards). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Gabriel to approve Business Policy E-14 (Annual Budget Process). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Gabriel to approve Business Policy H-14 (Notice of Proposed Resolutions). **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Gabriel to authorize the placement of a lien on APN numbers: 316-044-10-00-1, 316-031-04-00, 316-071-01-00-3, 316-111-10-00-0, 316-101-06-00-6, 316-322-13-00-7, 316-334-10-00-5, 256-451-01-00-6, 256-444-02-00-7, 246-444-06-00-9, 256-466-04-003, 316-212-43-00-2, 316-212-43-00-2, 316-242-14-00-7, 316-282-05-00-3, 316-351-01-00-4, 316-421-04-00-3, 316-412-12-00, 316-441-06-00-5, 316-511-13-00-5, 328-062-02-00-7, 328-043-05-00-7, 328-151-04-00-2, 328-081-34-00-9, 328-076-07-00-3, 328-032-17-00-2, 328-023-01-00-9, 328-023-04-00-8, 328-053-14-00, 328-132-16-00-8, 328-144-06-00-6, 328-121-15-00-5, 328-242-17-00-3, 328-281-04-00-0, 328-281-15-00-2. Director Coulter **opposed**. Directors Acosta, Bailey, Bennett, Gabriel, Gates, and Gilbert **approved**. **MOTION** carried.

Highlights Continued on next page...

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# Compliments, Concerns, Complaints & Treasurer's Report

## Highlights, Continued

**MOTION** by Director Gilbert, **SECOND** by Director Acosta to sanction the Peak to Peak Mountain Charter Club. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Coulter to ratify the review of the Association's March, April, May 2024 and June (draft) financials in accordance with Civil Code §5500 and §5501. Director Bailey **abstained**. Directors Acosta, Bennett, Coulter, Gabriel, Gates, and Gilbert **approved**. **MOTION** carried.

The board sent and received Nineteen (19) items of correspondence.

The next Regular Open Board Meeting will take place on January 18, 2025 at 10:00 am in the Condor Room.

Meeting adjourned at 1:35 p.m.

## CCC Submissions

There were none for this month.

- Residential • Commercial • Apartments
- (805) 585-0999
- PMC • Ventura County • LA County
- Santa Barbara County



Drew Rankel



Stacy Nevins

**BEVERLY GLEN**  
**PROPERTY MANAGEMENT**

DRE#01993430 DRE#02241602 DRE#02102919

## Financial Update

**Please note: There is not a treasurer's report for this month.**

Financial Update: Progress is being made. We currently have the Financial Packets for March, April, May 2024 and June 2024 (draft) available. They have been uploaded to the members portal of [pinemountainclub.org](https://www.pinemountainclub.org).

### 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](mailto: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.



## 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.



**PARENT  
MOVIE  
NIGHT**

PMC CLUBHOUSE CONDOR ROOM

Thursday January 2nd | 6:30 PM



## THE CONDOR

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