

# Monthly Newsletter



## THE CONDOR

March 2025



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

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"Spring is nature's way of saying, 'Let's party!'"

– Robin Williams

As the days grow longer, we welcome the arrival of spring on March 20th. The season of renewal brings fresh energy, new opportunities, and a calendar packed with important events for our community.

One of the most crucial gatherings this month is the **Fire Preparedness Town Hall Meeting on March 9th**. With the dry season approaching, ensuring our community is ready for any fire-related emergencies is paramount.

The following representatives will be on hand to provide vital information and answer questions:

- The Emergency Preparedness Committee
- Kern Fire-Safe Council
- Kern County Fire Department
- United States Forestry Service
- Community Emergency Response Team
- Radio Safety Net

Please join us in the Condor Room from 10am - 2pm. This is an opportunity to take proactive steps to protect our homes, loved ones, and neighborhoods—your attendance could make all the difference!

Meanwhile, for those eager to bolster their communication skills, the Intro to HAM Radio classes continue every Sunday through March 16th. These sessions offer valuable training in emergency radio operation, a skill that can prove invaluable in times of crisis.

Of course, March wouldn't be complete without St. Patrick's Day celebrations! On March 17th, join us for a festive dinner featuring live music from the talented band Meridian. Expect great food, lively tunes, and a spirited atmosphere perfect for honoring the luck of the Irish!

As we step into the new season, don't forget about the Spring Clothing Exchange on March 30th—an excellent way to refresh your wardrobe while embracing sustainability and community sharing.

Wishing you all a wonderful March filled with connection, learning, and the joys of spring!

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

PMCPA Entertainment

News You Can Use



Photo Credit: Gail Pattarino

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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 April 2025

*Monday, March 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](mailto:communications@pmcpoa.com)



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



## The Condor

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## PMCPOA Office Hours

Monday-Friday  
8:00am-5:00pm  
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8:00am-3:00pm  
(Closed for lunch 12-1pm)

**Office 661-242-3788**  
**Patrol 661-556-1685 (24 hrs)**



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# Letter from Chairperson: Jennifer Emett

## UPDATE

Winter has arrived; snow and icy roads are back.

We had our first significant snowstorm of the season. The storm dropped snow starting Sunday morning around 4 am and by 5 pm Monday, our roads team was able to do at least one pass on all streets and continued overnight to do a second pass and drop cinder. However, homeowners were severely inconvenienced when the snowplows could not plow their streets due to parked cars during the first pass. These homes were caught up during the second pass.

PMC has approximately 60 miles of roads and three snow plows. The plowing policy requires 2" minimum snow accumulation to begin plowing, and, depending upon the rate of snowfall, it may take a day or two to get to your street. The team drops cinder when it is not snowing.

All that said, be prepared to stay home for a day or two, carry tire chains, and/or leave before the snow starts to ensure you can get to your destination. During a snowstorm, all personal vehicles must be parked off the street to ensure the street will be plowed. It helps to know your neighbors and contact them if you see any cars parked on your street; it's too dangerous to plow around them. I have witnessed our patrol helping stuck vehicles and PMC trucks laying cinder. However, Mil Potrero Highway (MPH) is maintained by Kern County and PMC POA has no responsibility to plow the road, cinder it or help stranded cars.

If you think your street was missed during a snowstorm and/or witness parked cars on your street when there is more than three inches of snow, report the concern through Patrol by emailing [pspatrol@pmcpoa.com](mailto:pspatrol@pmcpoa.com).

Please include the time of day it was observed, street address and pictures, if available.

The board appointed a General Manager Search Team to develop interview questions and initially screen candidates. The team has a couple of potential candidates they're interested in. The hiring process will include a full board interview, in person or Zoom, before any offers are made. To squash all rumors, while I am enjoying working with our employees, I am not interested in the position and have not submitted an application.

We will wrap up the Cell Tower Lease project negotiations next month. We're reviewing the contract liability clauses and hope to agree on the final terms.

Legal counsel is reviewing the 3.10 PMC Association Rule (Harassment and Bullying) and a social media policy will be developed. In the meantime, any reports of or citations related to social media that were recently received, are on hold to determine whether they were enforceable.

The Mil Potrero Mutual Water Company (MPMWC) submitted a request to drill a well next to the tennis courts starting in September 2025. The water will serve several purposes; fill golf ponds, provide good quality drinking water and, most importantly, assist with firefighting efforts. There will be no direct costs to PMC; MPMWC will cover all start up and ongoing costs. The downside will be the 24/7 noise (about the sound level of a motorcycle) which will be heard for approximately 30 days. The board determined the benefits outweigh the inconvenience and approved the project. As much as possible, MPMWC will take actions to reduce the noise.



The first golf tournament will be held in April and our teams are preparing for a busy golf season. The Kern Fire Safe Council (KFSC) has requested using the course for a fund-raising event! We hope all of our PMC golfers will participate in support of KFSC.

Speaking of KFSC, if you need assistance with clearing your defensible space this year, the PMC Environmental Control (EC) team will be coordinating your requests with KFSC through grants and other services. You can also request a Home Ignition Zone (HIZ) assessment of your home's defensible space. The results are shared with you and no other agencies are involved.

On March 9 from 11 AM to 1 PM there'll be a fire prevention presentation by KFSC. We hope you can join us.

Our accounting team has been devoted to bringing our monthly financial reports current after the move back to Northstar and have completed the reports, per civil code. However, they are still behind according to our governing docs. The annual accounting audit is near completion. After that, the reserve study will be reviewed and modified by the accounting and management teams. Once approved by the board, it will be presented to the membership.

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## Board Chair + General Manager's Report

Update continued..

The board voted to send the previous board-approved Clubhouse Revitalization Plans to Kern County for the first plan check. Following comments from Kern, next steps will be proposed by the Clubhouse Revitalization team, which consists of four board members. There were three construction bids submitted based on current plans, including the canceled Pavillion plans, so a new bid process will be required following receipt of Kern's comments therefore the current estimates are inaccurate and the amounts would be very misleading. However, no further funding has been approved beyond the 1st Plan Check, no funding sources have been pursued, and loan applications have not been submitted. Without permitted plans and solid bids are received, the board cannot determine the next steps for funding or if funding by phase is possible. We also need a viable reserve study to determine which assets in the project plan could be replaced through reserves. To repair and minimally update the clubhouse is a viable option. However, as presented by the Clubhouse Task Force, that was not their recommendation.

As a reminder, the "Board of directors cannot increase regular assessments more than 20% above the prior year's regular assessments or impose special assessments (within a fiscal year) that exceed 5% of an association's budgeted gross expenses for that fiscal year without membership approval (Civ. Code § 5605(b))." The board members have a fiduciary duty and responsibility to the corporation to do what is best for the association; not to follow their own personal agenda nor to consider financial situations when making decisions for the PMC POA.

It's true revitalization funding may require a membership vote, as required by law. However, the suggestion by some to have members vote whether to revitalize the clubhouse, when members have no fiduciary duty to the corporation, is unwise. Many may recall that member feedback was solicited during town hall presentations and surveys and many of those suggestions were incorporated into the existing plans.

Be Safe and Be Prepared.

*Kindest Regards,  
Jennifer Emmett*



Photo Credit: Michael Flynn

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Drew Rankel



Stacy Nevins

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**PROPERTY MANAGEMENT**

DRE#01993430   DRE#02241602   DRE#02102919

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# PMCPOA Patrol Updates

## Monthly/YTD Patrol Recap for PMCPOA Board Meeting February 15th, 2025

Compiled by:  
Patrice Stimpson,  
Patrol Chief.

During the month of January 2025, Patrol responded to 216 calls for service. Observations and calls included in the following chart.

| STR |  | #  |  | YTD (fiscal) |
|-----|--|----|--|--------------|
|     | Enforcement  | 49 |  | 469          |
|     | Citations  | 8  |  | 38           |
|     | Written Warnings                                   | 1  |  | 3            |
|     | Incident Reports                                   | 2  |  | 4            |
|     | Public Assists                                     | 94 |  | 932          |
|     | House/alarm checks                                 | 17 |  | 141          |
|     | Agency Assists                                     | 13 |  | 63           |
|     | Animal Control                                     | 0  |  | 25           |
|     | Conflicts  | 3  |  | 50           |
|     | Deaths reported                                    | 1  |  | 11           |
|     | General complaints                                 | 17 |  | 169          |
|     | Injury   | 0  |  | 2            |
|     | Medical  | 0  |  | 0            |
|     | Suspicious incidents                               | 1  |  | 30           |
|     | Traffic incidents                                  | 8  |  | 18           |
|     | Welfare checks                                     | 2  |  | 35           |
|     | Wildlife   | 0  |  | 230          |
|     | STR CALL TOTALS                                    | 0  |  | 6            |
|     | Other: Note: No bear break-ins in January reported |    |  |              |
|     | Other:   |    |  |              |

Fines are as follows:

- EC Code 21.20A (Exterior Fires)
- Rule 7.04 (Food Trash Outside)
- EC 21.20B (Improper Disposal of Ashes)
- Rule 3.10 (Harassment)



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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, coyotes, birds and squirrels 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!

# Highlights from the Emergency Preparedness Committee

## From the PMCPOA Emergency Preparedness Committee

Last week PMC had a power outage. A power pole blew over in the strong winds and a small fire started and was quickly extinguished. Just another wake up call for us! Your PMCPOA Emergency Preparedness Committee needs you. No, not to volunteer but to get yourself, your family, your neighbors and your home ready for any disaster.

Here's what we are doing.

**Track 1 -The Radio Safety Net (RSN):** 911 continues to be our Emergency call number. If we are faced with a devastating quake or an extended snow event, our RSN radios will allow PMC to communicate among itself. A radio is available from the EPC for \$25 along with instructions on how to use it and obtain a GMRS license. Every Thursday at 7pm, RSN has "Office Hours" in the Clubhouse to help you become savvy. Did you know there is a HAM radio club in PMC?

**Track 2-Fire Safety:** March 9, 2025 the EP committee will be holding a Wildfire Safety town hall where you can get answers to your questions. Prepare your home with home hardening and defensible space. Have a disaster plan for your family. Practice Ready, Set, Go. Keep your Go Bag ready, get alerts from ReadyKern and WatchDuty apps.

**Track 3- Earthquake Safety:** In October, PMC participated in the International Shakeout, a simulated quake drill. We set up an Incident Command Center using the RSN radios and mocked up a "MASH" type unit (no surgery!). Our advisors from Kern County Fire and the Red Cross were impressed with our efforts. We will continue these drills and improve our Incident Command Center capability. Are you prepared to Shelter in Place? It's just like camping but at home.

**Track 4- Severe Weather Safety:** That can mean snow, severe winds or flooding. Unlike a quake, we know when a storm is coming and PMC sends out email and social media alerts. Weather apps are on the PMCPOA webpage. Like good scouts, we need to be prepared. Keep supplies on hand, be prepared for power outages and possible sheltering in place inside until the roads are clear. Keep your batteries charged. If you need to keep medical appointments, consider leaving PMC for a while. Use 911 for emergencies, RSN for communication. If you have a generator, is it in good repair?

The PMCPOA website has all this information and more at [pinemountainclub.org](http://pinemountainclub.org).

And yes, you can join us. We meet on the 4th Saturday of the month at 9am in the Pavilion.

**We want you!**

**JOIN TODAY!**

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

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# 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.

## Emergency Preparedness Radio Safety Net

Meets the first Saturday of the month at 1:00pm 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

# 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 100pm  
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 PMCPOA Equestrian Center

**Ready to get involved?**  
Learn more and apply at:  
[pinemountainclub.org](http://pinemountainclub.org) > [About PMC](#) > [Committees](#)

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Annual Spring

# Clothing Exchange

Sunday, March 30, 2025

10 am - 3 pm

**Donate old clothing &  
pick up something new!**

Some items included are: shirts, pants, dresses,  
men's attire, belts, blankets, shoes, purses, and  
pet related gear.

PMCPOA Condor Room

Donations accepted day of event only.

Contact Pam:  
626-200-9577  
661-242-2035





# 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**





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## Piano/Violin Bar

## Bands

3/1 - Julia Casebolt

3/7 - Richard Schwagerl

3/8 - The White Violin

3/14 - Lee Rugless

3/15 - Lee Rugless

3/17 - TBD

3/21 - Richard Schwagerl

3/22 - Dave Silversparre

3/28 - The White Violin

3/29 - Richard Schwagerl

3/1 - The Sidemen

3/7 - Cary Park

3/8 - Journey in Time

3/14 - Roger Wynfield

3/15 - Wyndsong

3/17 - Meridian

3/21 - Asher Nicholson

3/22 - The Renegades

3/28 - Karaoke

3/29 The Rick Berthod Band

### 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!

## Celebrating 28 Years of Preserving Local History

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# Have you found your Muse?

A brand-new creative space is opening its doors, bringing fine art education to students of all ages. We had the opportunity to catch up with Hannah Jay to discuss her journey and what her new art studio has to offer.

## Can you tell us a little about yourself and what inspired you to open this studio?

I'm Hannah Jay, and I'm a professional artist who has been working and living on the mountain for 6 years. Along with my experience as a professional artist, I also spent 6 years teaching in a fine art studio in Malibu and the Pacific Palisades, which inspired me to one day start one of my own. After moving up to the mountain, I realized there weren't too many opportunities for children or adults to learn the fine arts - So, I am very excited to begin offering these classes to the community!

## What kind of classes will you be offering?

We will be focusing on traditional fine art instruction, ranging in mediums from pastel, to charcoal, sketching, and oil painting.

### Children's Fine Art Classes (Ages 6-17):

- Wednesdays at 2:30 PM & Saturdays at 10:00 AM
- Students begin with pastels and gradually advance to oil painting, developing skills in multiple mediums along the way.

### "Little Picasso's" (Ages 3-6):

- A fun and interactive class that focuses on drawing, shapes, and colors in an engaging way.

### Adult Fine Art Classes:

- Saturdays at 1:00 PM
- A relaxing and enriching opportunity for adults to refine their skills or explore new artistic techniques.

### Monthly Art Workshops for Adults:

- Held on the first Friday of every month from 6:00-8:00 PM
- Designed for those who aren't looking for weekly lessons but want to create, socialize, and have fun while learning new skills.



## What do you believe is the biggest benefit of taking an art class, for both children and adults?

Art classes are a great way to connect with your community, engage in a relaxing and fulfilling hobby, and build confidence by pushing yourself to try new things. It's so fulfilling to see some students begin classes with the idea that they "can't draw", and in a short period of time, be creating works of art they never thought possible.

## What's one thing you want every student to take away from your classes?

I hope every student takes away a deep love and appreciation for the arts. I believe the tools learned in class will stick with people for the rest of their lives, and give them a new outlet to create, and express themselves.

## March 1, 2025 is your exciting grand opening, will you have any specials?

To celebrate our grand opening this month, we are offering FREE tuition on all classes for the entire month. We hope this will inspire students to get into the studio and get inspired!

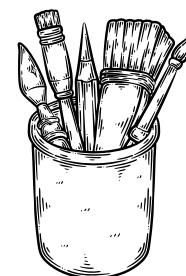
Classes are ongoing, with a monthly tuition. We hope our students look forward to working on their masterpieces each week and are motivated by their growth as they progress into more advanced mediums in the studio.

## How can people sign up for classes?

Our full schedule, pricing, and curriculum are available online, along with a simple booking system to enroll in classes today.

[www.musepmc.com](http://www.musepmc.com)

16236 Pine Valley Lane, Unit 204  
Above La Leña!





# Advertising with The Condor Newsletter

## Want to put your business in the spotlight?

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Advertise in The Condor Newsletter and reach a highly engaged audience! Enjoy premium visibility in both our digital and printed newsletters.

### Ad Sizes & Rates

- Small Ad (2 1/3" x 2 1/3") – \$30/month
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- Large Ad (5" x 5") – \$80/month

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- Monthly Payments – Ideal for businesses with rotating promotions.
- Biannual Payments – Great for long-term visibility with a set advertisement.

**Submission Deadline:** The 10th of each month.  
Contact [communications@pmcpoa.com](mailto:communications@pmcpoa.com) to place your ad.



## Share Your Story in The Condor Newsletter!

Whether you're a passionate writer, a talented photographer, or just have an interesting experience to tell, this is your chance to shine in print and online! We want to feature your voice in The Condor Newsletter!

### What We're Looking For:

Beautiful photos of our community & nature  
Short stories, articles, or personal reflections  
Local insights, tips, or creative pieces.

### How to Submit:

- Email [communications@pmcpoa.com](mailto:communications@pmcpoa.com) by the 10th of each month
- Include your name, a brief description of your submission, and any relevant details

Don't miss this opportunity to get published and connect with your community. Send in your work today—we can't wait to feature you!

Warm Regards,  
The Condor Newsletter Team



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# PMCPOA Monthly Recreation & Programs

## Clubs & Guilds

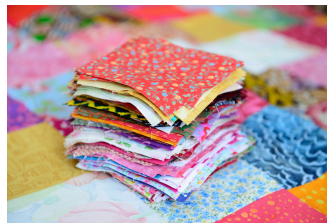
### Quilt Guild Cardmaking, Comfort Zone, Sew Down

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

### Tai Chi with Shannon

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

### Yoga with Deb

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



### Sculpted Body-Core

Wednesdays 12:00pm-1:00pm  
Thursdays 10:00am-11:00am  
\$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

Monday- 9:00am-11:00am  
Wednesday- 6:00pm-8:00pm  
Saturday- 9:00am-11:00am  
*Times are subject to change.*



## **PICKLEBALL.....**

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

*Beginners & Novice Players: Ages 8 to 108*

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



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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 February 15, 2025. 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 10:00 a.m. Nine directors attended: Cam Acosta, Mark Bailey, Shawn Coulter, Jennifer Emett, Philip Gabriel, Randall Gates, Carolyn Gilbert, and Brad Hudson. Director Candace Bennett attended via zoom. 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 February 15, 2025 be adopted. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Gates to approve the draft minutes of the Board of Directors' Regular Board Meeting January 18, 2025. **MOTION** carried.

There were zero (0) committee applications for approval.

Chair Jennifer Emett presented the chair's report and General Manager's report. Treasurer Gates presented the treasurer's report.

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

The board acknowledged receipt of the committee minutes. There were three (3) environmental control committee projects recommended.

There were zero (0) cottage industry permits requested.

### BOARD ACTION ITEMS:

#### OLD BUSINESS:

None

#### NEW BUSINESS:

**MOTION** by Director Hudson, **SECOND** by Director Gabriel to approve the RESOLUTION #01-02-15-2025, the 1st plan check submission for permits relating to the clubhouse revitalization, NTE \$20,000 + 10% contingency from the reserve fund. Directors Bailey, Bennett, Coulter, and Gates opposed. Directors Acosta, Emett, Gabriel, Gilbert, and Hudson approved. **MOTION** carried.

**MOTION** by Director Acosta, **SECOND** by Director Gabriel to approve RESOLUTION #02-02-15-2025, update to Bylaw 10.02 (Formation and Purpose of Assessment) as submitted. **MOTION** carried.

**MOTION** by Director Acosta, **SECOND** by Director Hudson to approve RESOLUTION #03-02-17-2025, update to Bylaw 10.03, effective upon passage and that notice of its adoption shall be given to the membership within 15 days of today's date. **MOTION** carried.

**MOTION** by Director Bailey, **SECOND** by Director Coulter to approve the RESOLUTION #04-02-15-2025, placing on a ballot for a special meeting of the members at a date to be determined, a measure requiring a membership vote once a comprehensive timetable and not to exceed has been determined for all remaining architectural plans, construction permits, and construction costs associated with the Clubhouse Revitalization Project (aka Clubhouse PMCPOA Remodel); and, that no additional

expenditures will be incurred by the PMCPOA regarding the Clubhouse Revitalization Project (aka Clubhouse PMCPOA Remodel) until the results of such member vote has taken place. This does not prohibit appropriate repair and maintenance expenditures for existing assets or replacements reserve expenditures for assets that have reached the end of their useful life. Directors Acosta, Emett, Gabriel, Gilbert, and Hudson opposed. Directors Bailey, Bennett, Coulter, and Gates approved. **MOTION** failed.

**MOTION** by Director Gates, **SECOND** by Director Coulter to approve the RESOLUTION #05-02-15-2025, the amendment to Bylaw 10.10 as submitted. **MOTION** carried.

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

**MOTION** by Director Gilbert, **SECOND** by Director Hudson to approve the User Fee update. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Acosta to authorize the placement of a lien on APN numbers 316-042-10-00-7 and 316-122-16-00-8. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Hudson to sanction the Archery Club. **MOTION** withdrawn.

**MOTION** by Director Gilbert, **SECOND** by Director Hudson to sanction the Pine Mountain Scrappers Quilt Guild. **MOTION** carried.

Continued on next page..

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## Highlights Continued

**MOTION** by Director Gilbert,  
**SECOND** by Director Hudson to  
approve Business Policy A-1  
(Association Policy Development).  
**MOTION** carried.

**MOTION** by Director Gilbert,  
**SECOND** by Director Hudson to  
approve Business Policy A-14  
(Memorials). **MOTION** carried.

**MOTION** by Director Gilbert,  
**SECOND** by Director Coulter  
approve Business Policy D-4  
(Quarterly Financial Review).  
**MOTION** carried.

**MOTION** by Director Gilbert,  
**SECOND** by Director Coulter to  
approve Business Policy D-10  
(Records Retention). **MOTION**  
carried.

**MOTION** by Director Gilbert,  
**SECOND** by Director Gates to  
approve the new Business Policy  
F-18 (Annual Reserve Report  
Update Process). **MOTION**  
carried.

The board sent and received  
thirty-four (34) items of  
correspondence.

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

Meeting adjourned at 2:00 p.m.

## 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.

### 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 payable to PMCPOA to:  
PO Box P  
Pine Mountain Club, CA 93222

Please provide your Tract & Lot/Member Number 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.

### 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.
- **Safety Reminder:** For your safety and to protect  
bears, please DO NOT leave trash outside the Transfer  
Site gate.
- **The transfer site cannot accept Hot Ashes.**

### Richie's Plumbing

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**More than 35 years  
in business in PMC**

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# Treasurer's Report

February 2025

The financial reports for July, August, and September 2024 should soon be available online. Our Accounting Manager Jorge Esparza has also completed the October, November, and December 2024 financial statements; however, those financial statements are not yet available online as the Board Subcommittee review is still in process.

## **I would like however to quickly highlight some of results for six months ended December 31, 2024:**

Operating cash has increased approximately \$180,000 to \$1,844,000 due to 2025 assessment receipts net of cash expenditures for the six months.

As of December 31:

- \$280,000 or approximately 5% of 2025 assessments were still unpaid, as were
- \$38,000 of 2024 assessments, and \$3,000 of 2023 assessments.

The replacement reserve fund increased by \$784,000 during the six months but was also decreased by reserve expenditures of \$681,000 due to:

- A street sweeper for \$238,000,
- Two RAM trucks and related snow plow kits for \$194,000,
- A new forklift for \$34,000,
- The long delayed delivery of a Toro rough mower in November for \$109,000, and
- Clubhouse renovation payments of \$106,000 – of which as I indicated last month \$92,000 was paid in July before NTE (not to exceed) controls were put back in place.
- The Replacement Reserve cash balance is \$4,583,864 at December 31, 2024

The change in our operating fund for the six-month period was a deficit of \$137,000 and better than budget by \$378,000 principally due to the \$348,000 purchase of the Post Office building - budgeted for this fiscal year but paid out of operating funds last year.

## **As most of you are aware, this has been a chaotic fiscal year with:**

- The failure of the CINC system to meet the Association's needs. As of September 1st, 2024 no monthly financial statements for April - August had been prepared and the March 2024 financial statements still required revision.
- Our previous accounting manager resigning in August (fortunately however Jorge Esparza accepted that position in September),
- The resignation of the General Manager in December,
- The failure of the CINC software conversion which resulted in a time consuming (pain staking) return back to our previous NorthStar system, and
- A necessary return to our domestic banking relationships after a poor experience with AXOS internet bank.

## **As if all that wasn't enough, we must now prepare for the Annual Budget process and will likely not be able to meet the dates specified in our bylaws:**

- We are still awaiting the final audit report for Fiscal year ended June 30, 2024 which is expected by the end of this month.
- The Replacement Reserve study update is still undergoing revisions and is not yet reviewed and finalized.
- Consistent with policy the annual budget will be based on the annualization of the seven months ended January 31, 2025.
- Jorge Esparza expects to have the January 31, 2025 financial statements completed by next week.

- Instead of the Budget Meetings occurring in March, these meetings would likely occur no later than May. On the second Saturday of May, there would be a meeting with a single agenda item – Budget discussion. On the third Saturday of May (17th) the Board would vote on the budget for fiscal 2025/2026.

## **The Association will then have two weeks to prepare and mail:**

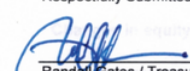
- ~ The approved budget and assessment,
- ~ The reserve fund status,
- ~ The policy on delinquent accounts,
- ~ The insurance and ADR disclosure, and
- ~ All other items required by Civil Code 5300.

Despite the need to push back the normal timing of the Budget process, the Association will still be in compliance with Civil Code 5300 if we are able to mail the annual budget and assessment package by the end of May.

There is still however a possibility that delays in the financial statement preparation for January, or delays in the 2024/2025 audit, or delays in the updated reserve study could result in the Association missing the deadline to distribute the above information. This is just a preliminary heads up regarding the work that still lies ahead. Once the Annual Budget Working Group convenes, there could be some changes.

In my opinion however, it would be better to miss the deadline than potentially compromise the process by moving faster than is feasible and appropriate.

Respectfully Submitted

  
Randall Gates / Treasurer  
Saturday, February 15, 2025

*Randall Gates*

PMC Property Owners Association  
Director/Treasurer



Emergency Preparedness  
Committee Presents

## FIRE PREPAREDNESS TOWN HALL MEETING

Presentations by:

- CERT
- EP Committee
- Kern County Fire Department
- Kern Fire Safe Council
- Radio Safety Net
- United States Forestry Service

**Sunday**  
**March 9, 2025**



10:00am - 2:00pm

2524 Beechwood Way,  
Pine Mountain Club, Ca 93222

**PMCP OA**  
Condor Room



## THE CONDOR

THE OFFICIAL PUBLICATION OF THE  
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