

PINECREST PERMITTEES ASSOCIATION

September 5, 2016

Board Meeting

Pinecrest Firehouse

DIRECTORS PRESENT: Tim Fisher, Laurie Cashman, Allen Green, Howard Kirk, Andy Brechwald, “J” Rogers, Chris Barth, Ken Irwin

OTHERS PRESENT: Adam Coyan, General Manager; Molly Fuller and Jennifer Sorenson, USFS; Bob Gill; Rob Lankin, Cool Earth Solar

1. Call to Order - The meeting was called to order by President Tim Fisher at 10:30 a.m.
 - A. Tim introduced Molly Fuller and Jennifer Sorenson, USFS, Rob Lankin from Cool Earth Solar and Bob Gill a Pinecrest cabin owner.
 - B. The minutes of May 31, 2016 were approved on a motion by Allen Green, seconded by Howard Kirk and carried.
 - C. Tim noted that they were all saddened by the passing of Jerry Bemis, a former Board Member.

2. Forest Service (USFS) Report – Molly Fuller
 - A. Molly stated that the USFS has re-awarded Dodge Ridge its special use permit for 5 years.
 - B. She thanked PPA for their assistance in the purchasing of water.
 - C. Jennifer reported that they had made it past Labor Day without too much of a parking problem. Hopefully, it will be more streamlined next season. USFS law enforcement wasn't able to enforce the parking due to the lack of some signage. Signs are on the way to cover all areas. Molly stated that they are attempting to deal with the off the road vehicles. Howard noted that they have had broken water lines on the NS and asked who would be responsible. Molly said there about 200 miles of trails in this District. Allen mentioned that the request for authorized bike trails has not been met. In order to ensure that the NS and SS cabin owners continue to have equitable parking opportunities, PPA will be issuing 2 parking passes per north/south shore cabins. All cabin owners should receive these passes along with their PPA newsletter.
 - D. Long Term Trailer Parking – Molly discussed long term parking of trailers. Allen mentioned the problem of glass bottles at the bottom of the lake and wanted to know if they can be prohibited. Molly said the only order that is enforceable was the ones pertaining to dogs. Service dogs are allowed on the beach. Molly will talk to staff regarding the servicing of the Sunrise Point compost outhouse. Molly announced that she will be retiring the first part of January.

3. Election of Officers
 - A. Howard Kirk moved J Rogers seconded a motion to accept the current officers for the next term, motion carried.
Tim Fisher, President; Howard Kirk, Vice President; Ken Irwin, Secretary-Treasurer.
 - B. Board Vacancies – The Board need a replacement for Class 1, Group 2, which David Gibbs had held. Chris Barth moved to accept Mike Tovani, seconded by Laurie Cashman and carried.

4. Manager's Report – Adam Coyan

A. Solar Array Status – Adam reported that construction has begun and the permit has been obtained from the County. They will be putting in the underground electrical, which need to be inspected by the county. All the materials have been received.

Rob Lankin reported that construction should be complete by October. They ran into some large boulders, so it has been challenging to get enough footings for the poles. He wishes he had more room for panels. He noted that if they don't produce the kilowatts as specified, there would be a reduction in the contract price.

B. Other Capital Projects – Adam has installed LED lights in the sewer plant. A new polymer cover has also been added. They have made the USFS connection for the sewer for the new restrooms. When USFS takes ownership, they will be responsible for the maintenance.

Adam noted that he has made a spreadsheet outlining the tasks that the employees do each day. A facilities evaluation has been done to evaluate what needs to be done for the water and sewer plant. Eventually a settling structure will have to be constructed.

C. Wastewater Treatment: He noted the plant needs to completely re-wired as, at this time, it doesn't comply to code. He also noted that the Rotation Biological Contractor needs maintenance. A rotating biological contactor or RBC is a biological treatment process used in the treatment of wastewater following primary treatment. He stated that PPA needs to budget a small amount each year to buy sections of 'pies' and peripheral equipment.

The number one priority is the ballast pond. The ballast pond is necessary for summer time operations. The liners need to be replaced. The previous liner only lasted 5 years because they were inexpensive. When a liner leaks it results in methane gas. The low cost solution is to remove the liner, dig up contaminated dirt, allow to dry and put in a new liner with vent holes so gas can escape. There is no seepage. Adams suggests this be done in the spring. He stated that the leach field needs to be repaired. He would like to get an excavator to do this work.

D. Lift Station – The 6 year plan is to install solenoid operated valves. Solution: Replace the worst of the control panels at a rate of 3 to 5 a year. Cost is \$3,000 - \$3,500 per change. There are 18 lift stations. In year 2 they would take care of Camp Gold at a cost of \$76,333.

E. Tim noted that the savings realized from solar should be put in the Sewer Fund.

Five year plan – The roof needs to be replaced in the plant as there are leaks above the electrical boxes. Fences also need to be repaired.

Ten year plan – The electrical in the sewer plant is 45 years old and needs to be upgraded at an approximate cost of \$16,000.

F. Roads – Currently three sections of road and SS parking that need to be paved. He suggested contracting with a company to do yearly repairs.

G. Adam would like to enter into an agreement with San Joaquin Conservation Corps for recycling. He believes trash could be cut by 2/3. Campgrounds would not be included and this would only include glass and aluminum. Adam will report back.

H. The stairs in the Cold Springs house have been repaired.

5. Presentation of Budget Status

A. Water Production / Use Report

Tim reported 10 cabins were over the base line.

Tim referred to the chart for water usage for the last few years, which indicates we are continuing to conserve, and commercial enterprises are doing very well.

Other Usage: Bleeders went up again. SS valves are opened to keep them from freezing. Andy suggested replacing the water lines for the first 7 cabins to eliminate bleeders. Heat tape was also suggested. Adam will look into these suggestions.

Water Productions – We produced 12 million gallons. We have produced less water over the years. The cabins are at 47% of production, which is better than previous years.

B. The Statement of Financial Position was reviewed as were the Fund Balances. Andy reported that he had consulted with our Broker about investments. Andy suggested doing nothing at this time. He hopes we adopt a policy using conservative instruments like; cash, money market funds and some selected CDs. He further suggested a committee of three to create a policy indicating what the plans will be for investments. The committee will be Tim, Ken and Andy.

6. Updates / Status

- A. Strawberry Fire Dept. Collaborative – The Mutual Assistance & Cooperative Staffing Agreement has been approved.
- B. Delinquency Notices – Only 2 water cutoff notices needed to be sent this year.
- C. Planning Maps – Trying to get conceptual planning maps. These need to be large maps that can be used for Board planning.
- D. Web Site Revised – It is being updated and will be finished by the end of this month.
- E. Pond Water Reclamation – The USFS asked to use water from the percolation pond. To use this water certain steps have to be made. The USFS could not meet the requirements.

7. New Business

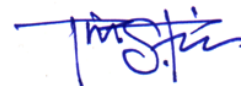
- A. Sailing Dock Status – Allen Green is obtaining the docks. Friends of Pinecrest will maintain the docks and PPA will take ownership to supply the insurance on our existing policies. The USFA requires liability insurance to add these to our use permit
- B. Law Enforcement Assistance – Tim said there have been reports of break-ins. Board discussed hiring an outside private security company. This will be discussed later.
Allen would like a 'Friends of Pinecrest' report to be included on each Agenda for a 5 minute segment at each Board meeting.
- C. Ken asked that the President's Message include a notice that \$75.00 will be charged for winter garbage pickup.

The next meeting will be October 14th for Drafting of 2017 Budget at the Pinecrest Firehouse.

Respectfully submitted,

Approved by:

Jan Moncrieff
Recording Secretary



Tim Fisher
President