

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
OCTOBER 1, 2014 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY OFFICES
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Ted Barnes, Mike Jamison, David Hedderly-Smith, Dan Schofield, Holly Smith, Sherri Swing and Cory McNeely. Homeowners Jenny Campbell and Ray and Becky Harding were in attendance. Drew Bedford was excused.

Ted brought the meeting to order.

1. Ted introduced Jenny Campbell as well as Ray and Becky Harding to the board.
2. Minutes from the September 11, 2014 meeting were reviewed. Holly made the motion to approve as written. David seconded. Vote all in favor.
3. Board discussion regarding Article X, Section 10 – Livestock and Poultry continued from the September 11th meeting. Ted asked for the board to discuss their thoughts, noting the board is bound by the CC&R's as they are written. David noted he'd like to see chickens allowed, but that doing so would be in violation of the CC&Rs. Sherri noted that if anyone in Pinebrook were allowed to have chickens, there would most likely be problems. Mike also noted that based on how the CC&R's were drafted, there was no way they could be allowed. Holly noted that if at some point in the future chickens were allowed, it wasn't fair to those who couldn't have them now. Dan also noted that the CC&R's do not allow leeway and the board cannot make exceptions to the CC&Rs. Ted asked for a motion on the matter. David made the motion to enforce the CC&R's as written to now allow chickens in Pinebrook. Dan seconded. Vote all in favor. Jenny noted that they had put a home in Silver Creek under contract and that they would be moving soon.
4. Ray and Becky Harding were in attendance to discuss their neighbor's proposed garage and the potential impact it would have on the Harding's home. Ray noted that he and his neighbor had discussed the matter and that Ray did not give his approval to the architectural committee because of the proximity of the garage to his house. Ray said he'd asked the neighbor to consider other locations, and that the neighbor responded he would not. Ted acknowledged that there was ambiguity with the CC&R's as they relate to detached garages, and that the dispute is remains an issue for the architectural committee to resolve. Dan said that he would contact the neighbor regarding the garage.
5. Financial statements at and for the eight months ended August 31st were presented and reviewed. General discussion followed.
6. The new basketball court project was discussed. Dan noted that he met with a county planner who indicated that the project could be approved with a low impact permit at the planning department level not requiring public notice and discussion.
7. The home on Wagon Wheel Way apparently being used for a home-based business was discussed again. Dan has not been able to meet with the homeowner, but did note that certain areas around the home have been cleaned up.
8. Ted presented the letter he drafted to be sent to homeowners in the Ecker Hill area of Pinebrook, specifically Buckboard Drive, notifying them of their responsibility to remove dead trees. Ted asked that Kay Ellis be notified once the letters have been sent.

9. Mike discussed his concerns about fire pits around Pinebrook. General discussion followed, no motions were made regarding the matter.
10. The next meeting date was scheduled for Wednesday, November 5th at 7pm.
11. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President