

**2014 GENERAL MEETING OF THE PINEBROOK HOMEOWNERS ASSOCIATION
MARCH 27, 2014, - 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Dan Schofield, Drew Bedford, Mike Jamison, Holly Smith, Sherri Swing and Cory McNeely, treasurer. Ted Barnes and David Hedderly-Smith were excused.

See sign-in sheet for Pinebrook residents in attendance.

Ted brought the meeting to order at approx. 7:05 pm.

1. Ted introduced the current members and officers of the Pinebrook Homeowners Association board of directors.
2. Financial statements for 2013 and the operating budget for 2014 were presented. General discussion followed. It was noted that beginning in 2014, the financial statements will reflect a portion of the annual assessment as a capital reserve assessment, with capital reserve disbursements also being reflected separately as other income and other expense. Cory noted that this, in addition to a 30-year capital reserve study already prepared, was done to comply with recent laws passed by the State of Utah that now require associations to establish, maintain and periodically review capital reserve accounts. It was noted that \$10,000 was collected in 2013 as a forfeiture of a security deposit in settlement of a dispute with an owner, and that an additional \$5,000 will be received soon once the settlement documents are finalized.
3. There was general discussion of the plans to renovate the basketball court at the intersection of Stagecoach and Buckboard. Dan noted that building a full-size tennis court (an option being considered) would not be possible due to constraints of the lot size and shape. He also noted that no structure could be built upon the Chevron right-of-way, but that landscaping was permitted. Instead, it would be a better fit to revisit the proposed plans to install a half-court basketball court, raise the back wall for lacrosse drills and install a park area on the remaining half of the lot. No motions made or voted upon, but general consensus of the attendees was in favor of the currently proposed plans for the court.
4. Questions were raised about the exterior colors of the Gale residence in Canyon Court. Holly noted that the dispute has been settled, and no further changes to the exterior color will be required. However, as part of the settlement agreement soon to be finalized, the owner will be required to paint the roof a darker shade of green.
5. Tony Siriani, a Pinebrook resident who provides property maintenance services to the association, noted that the guardrail along Pineridge Drive above Buckboard has been severely damaged and rock along a road cut on Sunridge have been falling onto the road. Dan noted that these matters, along with any other signage or roadway matters, should be reported to Derek Radke, Public Works Director for Summit County as they are responsible for maintaining the roadways in Pinebrook.
6. It was noted that the spring cleanup days would be the last week of May from the Memorial Day weekend through the following weekend.
7. Mike Jamison addressed questions he'd received about whether efforts could be made to restore or

protect what is left of the Ecker Hill ski jump structure. General discussion followed, with the consensus being that it would be too costly and a liability for the HOA or PMA to take on that type of project.

8. Elections for three available seats on the board of directors were held. Incumbents are Ted Barnes, Mike Jamison and Holly Smith. No other nominations to the board were received. Dan asked that the three incumbents be re-elected to the board by acclamation. Motion seconded. Vote all in favor. Ted, Mike and Holly were reelected each to a two-year term on the board of directors.
9. Julie Nirula asked about the status of the pool project. Discussion followed with Dan and Holly both noting that it would be great if someone were interested in promoting the project.
10. There was general discussion regarding a recent dog shooting in Eagle Ridge, dog waste issues along roads and trails in Pinebrook, and social media efforts. The question was raised whether garbage cans could be installed at the trailheads. It was noted that this would be a project for the PMA to address.
11. No other motions were made or voted upon. The motion was made to adjourn. Motion seconded. Vote all in favor.

Cory McNeely
Treasurer

Ted Barnes
President