

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
NOVEMBER 5, 2014 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY OFFICES  
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Ted Barnes, Drew Bedford, Dan Schofield, Holly Smith, Sherri Swing and Cory McNeely. David Hedderly-Smith and Mike Jamison were not present.

Ted brought the meeting to order.

1. Minutes from the October 1, 2014 meeting were reviewed. Sherri made the motion to approve as written. Ted seconded. Vote all in favor.
2. Financial statements at and for the nine months ended September 30<sup>th</sup> were presented and reviewed. General discussion followed.
3. The 2015 operating and capital reserve budget was reviewed. No changes were proposed to the preliminary budget to be reviewed and approved by the board in January 2015.
4. Dan noted that the Stagecoach Park project received a low impact permit from Summit County so the project can now proceed. Discussions of costs, construction timeline, and fencing materials continued, no motions made or voted upon.
5. Ted discussed the previous night's meeting with Julie Nirula and two attending guests, Dan and Cory regarding the pool. Ted reviewed the history of the pool project noting that about the time deposits were being collected and final plans had been prepared, the economy slowed and brought the momentum to a halt. It was noted that in other communities the homeowners had lived in where pool facilities were available, they were very popular and increased property values significantly. The homeowners discussed options to revitalize and fund the project, including sharing the facility with Jeremy Ranch, seeking fewer owners for much higher buy-in amounts (i.e. 30 owners @ \$30,000 ea.), day use fees, and renewed marketing campaigns. Ted and Dan noted the association would support their efforts to renew interest in the project if Julie and others were interested to initiate the effort.
6. There were no updates to discuss regarding Ray and Becky Harding's dispute with Eric Gorrell.
7. There were no updates to discuss regarding business use of the home at 3615 Wagon Wheel Way.
8. The letter to the Stanfields regarding their chickens was reviewed and approved to be sent as written.
9. Drew presented Goggle stats on the PHOA website, noting that 1/3<sup>rd</sup> of visitors were on mobile sites. It was suggested the website be reformatted for use on mobile devices, and Drew was given the go-ahead to do so after quoting a cost of approx. \$1,500 to do so.
10. Cory noted that there are numerous requests for financial statements and budget information but that the bylaws require the information only be released to owners. Ted suggested we discuss the matter in January and whether it would be prudent to allow secure access to the financial information via the website.

11. The next meeting date was scheduled for January 7, 2014 at 7pm. The PHOA/ACC Christmas party was scheduled for Wednesday, December 3<sup>rd</sup> at 6:30pm. Location to be determined.
12. No other matters of business voted upon. Meeting adjourned.

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Cory McNeely  
Treasurer

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Ted Barnes  
President