

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
JANUARY 7, 2015 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY OFFICES
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Ted Barnes, Drew Bedford, Dan Schofield, David Hedderly-Smith, Holly Smith, Mike Jamison, Sherri Swing and Cory McNeely. Pinebrook resident Julie Nirula was also in attendance.

Ted brought the meeting to order.

1. Minutes from the November 5, 2014 meeting were reviewed. Sherri made the motion to approve as written. Dan seconded. Vote all in favor.
2. Financial statements at and for the eleven months ended November 30, 2014 were presented and reviewed. The current accounts receivable aging was reviewed, noting all but six owners in the current year had not paid their 2014 assessment. General discussion followed.
3. Cory noted that the 2015 assessment notices would be dated and delivered on February 1, 2015, consistent with prior years. The board suggested including an insert for the pool project, considering the notice will be sent to all owners.
4. The question of whether financial information, i.e. budget and financial statements, should be made available on the HOA's website. Drew noted that a secure portal could be established and a password issued to owners/agents, etc. that could be changed at scheduled intervals. Drew also suggested utilizing DropBox to make financial statements available as well. Cory and Drew to work together on this issue.
5. The 2015 General Meeting was scheduled for Wednesday, April 1st at 7pm at the office of Gorgoza Mutual Water Company. The board will meet at 6:30pm to prep.
6. The board discussed a recent email from Nissa-Alloy Stanfield regarding her chickens. In the email, Nissa noted that they bought in Pinebrook ten years ago and were informed by their real estate agent that chickens were not prohibited. She also noted that their chickens are family pets, but that their rooster has been "re-homed". She said that for health reasons, her son has benefited from the fresh raw eggs produced by their chickens. Nissa acknowledged that her chickens do roam free and some have been killed by dogs in the neighborhood. The board discussed the issues and unanimously agreed that the Stanfields must remove their chickens from their property in accordance with Article X, Section X of the Pinebrook CC&Rs which prohibit chickens and livestock in Pinebrook. Ted agreed to draft a notification to the Stanfields.
7. The next board meeting date was scheduled for Wednesday, February 4, 2015 at 7pm.
8. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President