

**2014 GENERAL MEETING OF THE PINEBROOK HOMEOWNERS ASSOCIATION
APRIL 1, 2015, - 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

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

See sign-in sheet for Pinebrook residents in attendance.

Ted brought the meeting to order at approx. 7:00 pm.

1. Ted introduced the current members and officers of the Pinebrook Homeowners Association board of directors.
2. Financial statements for 2014 and the operating budget for 2015 were presented. General discussion followed. Don Barski, homeowner, asked whether concrete or steel posts could be placed in front of the mailbox building in Pineridge that had been knocked down in the past. Ted noted that the problem was liability in the event someone was seriously hurt or killed if they hit the posts at high speed.
3. Current projects were discussed, including the following:
 - a. Spring Cleanup – To be held from Memorial Day weekend through the following weekend (5/23/15 – 6/1/15). It was noted that for anyone who still has a C-Band satellite dish on their property, the HOA will pay them \$50 to remove it.
 - b. The board discussed the status of the park to be built at the intersection of Stagecoach Drive and Buckboard Drive. Ted noted that there were several delays encountered, including encroachment issues, road construction issues and proximity to the Questar pipeline. However, plans had been completed and passed by Summit County, so construction can now commence this summer. Plans call for a park turf area, tot lot, pickleball courts, and half-basketball court. The project may be done in phases as determined by costs of each component of the project.
 - c. Don Barski asked about repaving of streets in Pinebrook. Dan noted that a joint-effort project with SBWRD, Summit County and Gorgoza Water Co. to install new sewer and water infrastructure, with a new asphalt overlay on a large section of Buckboard Drive when completed.
4. An owner asked about the current status of water, noting the very dry winter and low snowpack conditions experienced. Dan noted that the water supply appears to be fine, but conservation will be encouraged, also noting it was too early in the year to make predictions about supply or restrictions during the summer. Ted noted that a new well had been completed, providing a significant source of water for Gorgoza. David added that Gorgoza is the most well managed system in the County.
5. Elections to fill four seats on the board of directors were held. David Hedderly-Smith, Dan Schofield, Drew Bedford and Sherri Swing's terms were up for reelection. David offered to step down as a board member, leaving his seat open. Pinebrook resident Julie Nirula was nominated as a candidate. Dan, Drew, Sherri and Julie Nirula were voted each to a two-year term by acclamation.

6. A request for any additional discussion items was made. An owner asked about how the association was going to deal with dead trees in the neighborhood. Ted and Dan discussed the history of tree removal from common area that the Pinebrook HOA and Pinebrook Master Association and the significant amount of money, approx. \$150k, spent on the effort. Ted acknowledged that dead trees would continue to be a problem, and that many of those trees were on private property. It was also noted that it is the responsibility of each homeowner to maintain their property, whether a home or vacant lot, and remove dead trees as necessary.
7. Don Barski asked about nightly rentals, prompting further discussion from the board that they were not allowed as reflected by the judgement from a recent lawsuit received in the association's favor.
8. There was lengthy discussion of the pool project. Ted gave a history of the project, noting that the momentum came to a halt in 2008 when the economy slowed dramatically. Julie Nirula noted that she had in excess of 100 names and did a survey of those individuals about the project...54 responded. Most did not want a tennis court, and many noted they would pay extra for the initial membership to start the project. General discussion of the pros and cons of the project continued. It was determined that a new cost estimate of the project was needed so interested parties would have a better idea of the initial investment and ongoing costs to maintain the facility.
9. An owner inquired about the Pinebrook Master Association and its role in Pinebrook. Ted gave a history of the association, noting it was the umbrella association over the other 13 associations in the Pinebrook area. In addition, he discussed the amenities that have been built including the Pinebrook Park, trail system and over 600 acres of open space.
10. 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