

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
JUNE 3, 2015 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY OFFICES  
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Ted Barnes, Drew Bedford, Mike Jamison, Julie Nirula, Dan Schofield, Holly Smith, Sherri Swing and Cory McNeely. Pinebrook residents Donna Fisher and Kathy Rolfe were also in attendance.

Ted brought the meeting to order.

1. Donna Fisher was in attendance to discuss the status of the Stagecoach park project and to voice her support for the pickle-ball court. Kathy Rolfe was in attendance to inquire about the status of the pool project. Ted and the board discussed the history of the pool, and suggested she contact Julie for more specific details about the project, including funding options, operating costs, etc. Ted also suggested that deposits be taken from interested owners to substantiate their interest in the project. Cory noted he would take an inventory of the current deposits on hand and cross-check against the current owners to determine whether deposits are being held for owners who are no longer members of the PHOA or PMA.
2. Minutes from the February 4<sup>th</sup>, April 1<sup>st</sup>, and April 22<sup>nd</sup> board meeting minutes along with the minutes from the 2015 General Meeting of the Owners were reviewed. Drew made the motion to approve as written. Holly seconded. Vote all in favor.
3. Financial statements at and for the four months ended April 30, 2015 were reviewed and discussed. It was noted that unreserved cash balances were strong at \$156k, allowing significant work to be done on the Stagecoach park project this summer. It was also noted that YTD net income exceeded budget by approx. \$7k. Receivables at 6/3/15 were approx. \$8,600.
4. Dan noted that Bud Sass, the contractor hired for the Stagecoach park project, was on task and that construction should begin in earnest in a few weeks, and that most of the work on the courts and play areas should be substantially completed by September. The board discussed prohibiting dogs (or allowing and providing “mutt mitts”), installing security cameras, and applying anti-graffiti paint to deter vandalism.
5. Ted noted that the mailbox at Pinebrook Rd and Big Spruce was in need of painting. Cory noted he would contact a painter and have it done this summer.
6. Dan discussed the spring cleanup, noting that it was very successful and much appreciated by the owners who used it. It was also noted that seven satellite dishes were disposed of, each owner receiving a bounty of \$50 for the effort.
7. The summer party was scheduled for August 15<sup>th</sup> at 5pm. Discussion followed, with the board deciding on a barbeque theme this year. Holly agreed to research and contact vendors for costs. The board also discussed how best to advertise the party, and to not utilize social media in an effort to keep non-PBHOA members from attending.
8. There was no new information to report on Eric Gorrell’s garage plan submittal as of today.

9. The issue of whether to ban fireworks again in Pinebrook was discussed, with the board agreeing that the “No Fireworks” signs should be put up this year regardless of whether the county or PC Fire District decides to enforce a fireworks ban this summer.
10. There was brief discussion of an email Julie received from Colin DeFord regarding beetle-killed trees in Pinebrook, and whether the PHOA was going to act on the situation. Ted clarified that most of the remaining beetle-killed trees are on private property, and that it was the PMA that funded much of the dead tree removal from common area a few years ago.
11. The board discussed drafting a set of rules, and decided that the process best be left up to Craig Hoggan’s office. Ted suggested each board member come to the next meeting with 3-4 ideas to include in the rules. The board discussed existing issues to include such as nightly rentals, architectural deposits, dogs, solar and landscaping, etc. Cory to contact Craig and/or Deb Handley to schedule their attendance at the next scheduled meeting.
12. The next board meeting date was scheduled for Wednesday, July 1<sup>st</sup> at 7pm.
13. No other matters of business voted upon. Meeting adjourned.

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Cory McNeely  
Treasurer

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Ted Barnes  
President