

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
JULY 1, 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, Holly Smith, Sherri Swing and Cory McNeely. Dan Schofield was excused. Pinebrook resident Shelby Hladon, 6970 Canyon Drive, was in attendance, Debra Griffiths-Handley, legal counsel, was also in attendance to discuss Rules.

Ted brought the meeting to order.

1. Ted introduced Shelby to the board. Shelby noted that she was a new resident of Pinebrook and wanted to attend the meeting to understand more about the community.
2. Ted introduced Debbie, who was in attendance to explain the process of creating a set of rules for Pinebrook and to receive feedback from the board as to what they would like to have included/excluded. Suggestions focused primarily on architectural control issues, nightly rentals, and other items specifically addressed by the CC&R's. Debbie was asked to draft a document including the board's suggestion and circulate before the next scheduled board meeting on September 2nd.
3. Minutes from the June 3rd board meeting were reviewed. Holly made the motion to approve as written. Drew seconded. Vote all in favor.
4. Financial statements at and for the five months ended May 31, 2015 were reviewed and discussed. It was noted that unreserved cash balances were at \$15k. It was also noted that YTD net income exceeded budget by approx. \$3k. Receivables at 7/1/15 were approx. \$7,200.
5. Although Dan wasn't in attendance to discuss, Cory noted that from his conversation with Dan earlier in the day that Bud Sass would be in town next week and on task to get the project going. Dan noted that a few bids for the court had come back in excess of \$50k, so they would build the court in-house.
6. It was noted that the HOA had received a lengthy demand letter from Eric Gorrell's attorney, and that Craig Hoggan had followed up with her. His letter acknowledged receipt the letter and would be followed soon with a response addressing her concerns and demands.
7. Holly discussed pricing from BBQ caterers for the summer party. Holly said she would contact a few other providers, but that that cost would be approx. \$11 per person. The board was in agreement that BBQ would be a good option for the party and that Holly should proceed with the planning.
8. Dog waste garbage cans at trailheads were discussed. Cory to follow up with the PMA to see if cans could be located at some of the trailheads in Pinebrook.
9. Mike asked what it would cost for Pride Security to perform additional patrols in Pinebrook. Cory to follow up with the security company and report at the next board meeting in September.

10. The next board meeting date was scheduled for Wednesday, September 2nd at 7pm.

11. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President