

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
SEPTEMBER 2, 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 Richard Saskiewicz of 7348 Pineridge Drive and Shelby Hladon of 6970 Canyon Drive were in attendance. Craig Hoggan and Debra Griffiths-Handley, legal counsel, were also in attendance to discuss Eric Gorrell's garage submittal and Pinebrook rules, respectively. Mitch Dudley attended the meeting late to discuss an Eagle Scout project in Pinebrook.

Ted brought the meeting to order.

1. Ted introduced Richard and Shelby to the board. Shelby noted that she was in attendance as an observer and Richard noted he had an issue to discuss relating to business use of a home. He expressed his concern that the home across from him at 7361 Pineridge Drive was operating some sort of seed business out of the home. He showed photos of the garage and driveway area, cars, and misc. equipment and debris in the driveway, noting employees were also parking at the home daily. Ted noted the owner of the home would be contacted.
2. Craig discussed a recent meeting on 8/24/15 between the PHOA represented by him, Dan and Cory and Eric Gorrell with his attorney and builder. Craig noted Eric called Dan a liar in the first few minutes of the meeting and continued to focus on moving the garage 12' from his home to save three aspen trees. Craig added that they all walked the property and basically left with no solution. Dan suggested Eric put the garage behind his house where it wouldn't impact any of his neighbors. To summarize the association's final position, Ted said the house needs to be moved to three feet from the home with no allowances for rocks, etc., or placed behind the home. Holly made the motion that terms of the approval will also require a \$5,000 refundable security deposit and a certified surveyor be used to locate the garage on the site. Drew seconded. Vote all in favor.
3. Deb Handley presented a draft set of Rules and Regulations for the board's review. Many sections of the rules were reviewed and commented on, general discussion followed. Ted suggested the board members review and send their comments/suggestions to Cory to relay to Deb for inclusion in the document before the next scheduled meeting.

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 2<sup>nd</sup>.

4. Minutes from the July 1<sup>st</sup> board meeting were reviewed. Sherri made the motion to approve as written. Holly seconded. Vote all in favor.
5. Financial statements at and for the seven months ended July 31, 2015 were reviewed and discussed. Cash balances, net income YTD and budget to actual YTD numbers were reviewed, general comments followed. Cory noted with the money spent on the court project this year, the board may need to consider an increase to assessments in the coming years to replenish cash balances. No motions made or voted upon regarding the minutes.

6. Mitch Dudley presented his plans to the board for a bridge across a marshy section of the lower spring trail where a narrow board currently exists. He requested the association donate up to \$250 to support the project, he would provide the labor and materials. Holly made the motion for the association to donate up to \$250 to his project. Dan seconded. Vote all in favor.
7. Dan discussed the current status of the court project at Stagecoach and Buckboard. He noted that the cost of construction of the pickleball and basketball courts with fencing was approx. \$54k., but that for that cost the project would be done correctly and exist as a long term amenity of the association. He noted that the gazebo pad, some rock work, sprinkler installation and playground equipment may be installed this year. Dan asked that Holly and Sherri work together to determine what type of playground equipment would be best for the park.
8. The board discussed adding dog waste receptacle systems at the Alf Engen trailhead and the Spring trailhead near P3. The HOA will maintain those if the PMA purchases and installs them. Cory to contact the PMA regarding this issue.
9. Pride Security patrol costs were discussed. Cory noted that the PMA pays \$1,065 per month for 2 half-hour patrols 7 days a week, and the PHOA share in that cost is \$266.25 per month. Additional half hour patrols would increase the costs accordingly. Cory to follow up with the PMA to see if they would be willing to increase the patrols to 3 per night, with Gorgoza Water and the PHOA sharing in the cost at their current allocation rates.
10. The board discussed having Barb Bretz send out email blasts occasionally to keep the neighborhood informed of activities, issues or other things that may affect Pinebrook residents. Cory and Drew to coordinate.
11. Tod Lunsford's request to build a zip line in his backyard was discussed. Based on the descriptions and aerial photo of his lot, the board did not have concerns with his project.
12. The board discussed a resident's request for an online reservation system for the tennis court. The board's unanimous opinion was to not implement an online reservation system for the tennis court. Holly agreed to research a swipe-card based security lock system that could log who has been using the court and would allow certain cards to be deactivated.
13. Dan noted that five bids for the pool have been received ranging from \$1.4M to \$2.6M. Suggestions were made to start with construction of the pool and related mechanical systems first, then continue with the clubhouse and other amenities as interest and membership in the project grows.
14. The next meeting was scheduled for Tuesday, October 13<sup>th</sup> at 7pm.
15. No other matters of business voted upon. Meeting adjourned.

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Cory McNeely  
Treasurer

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Ted Barnes  
President