

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
OCTOBER 13, 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, Dan Schofield, Sherri Swing and Cory McNeely. Holly Smith and Julie Nirula were not in attendance. No homeowners or visitors were in attendance.

Ted brought the meeting to order.

1. Minutes from the September 2nd board meeting were reviewed. Sherri made the motion to approve as written. Dan seconded. Vote all in favor.
2. Financial statements at and for the eight months ended August 31, 2015 were reviewed and discussed. Cash balances, net income YTD and budget to actual YTD numbers were reviewed, general comments followed. It was noted that an operating budget for 2016 should be prepared and presented by Cory for the next meeting to be held in November. No motions made or voted upon regarding the financials.
3. The set of rules prepared by Deb Handley were reviewed by the board. Comments followed. It was suggested that the rules be revised to include cross-references to the CC&R's. Ted noted he would review the rules and reply to Deb with revisions.
4. Safety issues at the Big Spruce bus stop during the morning pick-up times were discussed. Dan noted that a meeting had recently been held with residents in the area and representatives from the Park City School District and Summit County to identify the problems and work towards a solution to keep children safe at that bus stop.
5. Recent communications with Mark Hedden and his neighbors on Wagon Wheel Way regarding Mr. Hedden's construction activity and property condition were discussed. It was suggested that a letter be sent to him outlining the procedures he needs to follow for submittal to the architectural control committee and also to put him on notice to clean up his property.
6. Trail construction in Toll Canyon were discussed, noting comments that had been made both for and against the project. No motions made or voted upon.
7. The next meeting was scheduled for Wednesday, November 4th at 7pm.
8. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President