

**2016 GENERAL MEETING OF THE PINEBROOK HOMEOWNERS ASSOCIATION
MARCH 30, 2016, - 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, Julie Nirula, Holly Smith, Sherri Swing and Cory McNeely, treasurer.

See sign-in sheet for Pinebrook residents in attendance.

Ted brought the meeting to order at approx. 7:05 pm.

1. Ted introduced the current members and officers of the Pinebrook Homeowners Association board of directors.
2. Financial statements for 2015 and the operating budget for 2016 were presented. General discussion followed, including discussion of the increase in assessments to \$300 annually.
3. The board discussed the new courts at the intersection of Stagecoach Drive and Buckboard Drive. Ted noted that the pocket park at that intersection started as a tennis court which was required by Questar to be shortened to a basketball court. After years of disrepair, the association proceeded with a pickleball court, basketball court and plans for a park, landscaping and a gazebo structure to be completed in 2016.
4. An owner asked about the ice problem at the Big Spruce mailbox. Toni Sirianni, an owner in attendance who is also the contracted property maintenance individual, noted that ice at that intersection is a chronic problem, but that he salts the area constantly during the winter to try to keep the ice as clear as possible.
5. Don Barski mentioned whether it would be possible to install concrete barriers in front of the Pineridge mailbox that had been severely damaged by motorists or plows in the past. Ted noted that while it might prevent damage to the structure, concrete barriers could be potentially dangerous and cause problems with snow removal at that mailbox.
6. Don Barski also 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.
7. Elections to fill three seats on the board of directors were held. Ted Barnes, Mike Jamison and Holly Smith's terms were up for reelection. Ted, Mike and Holly were reelected each to a two-year term by acclamation.
8. A request for any additional discussion items was made. An owner asked about metal roofs and problems with their reflectiveness. Ted noted that metal roofs were allowed in Pineridge per their CC&R's, but noting that they must be nonreflective. Ted also noted that solar panels must be nonreflective as well.
9. An owner asked when architectural control committee review and approval is required. Ted noted that typically if exterior appearances or landscape grades are changed, architectural approval is required.

10. There was lengthy discussion of dogs and dog waste in Pinebrook. It was noted that significant efforts have been made with social media, newsletters, mutt-mitt dispensers and signage to educate and empower owners to clean up dog waste. Ted noted that residents should try contact the dog owner if there are problems, then contact animal control if necessary.
11. The Pinebrook pool project was discussed. Julie noted that costs were bid at approx. \$1.5 million to build the facility, and that at least 300 members at a \$5,000 equity buy-in would be required to get the facility off the ground.
12. Other comments were fielded regarding the trails, speeding on Pinebrook Road, misc. items to include in the annual newsletter, and amenities at the Ecker Hill Park. No motions made or voted upon.
13. 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