

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
MAY 4, 2016 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY OFFICES
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Drew Bedford, Mike Jamison, Julie Nirula, Dan Schofield, Holly Smith, Sherri Swing and Cory McNeely. Ted Barnes was excused. No homeowners or visitors were in attendance.

Dan brought the meeting to order.

1. Minutes from the January 6th 2016 board meeting and the general meeting of the owners on March 30th were reviewed. Drew made the motion to approve both sets of minutes as written. Holly seconded. Vote all in favor.
2. The board elected officers for the coming year. Ted Barnes, President. Dan Schofield, Vice President. Cory McNeely, Secretary/Treasurer.
3. Financial statements at and for the three months ended March 31, 2016 were reviewed and discussed. General discussion of the financials and current financial position were discussed. No motions made or voted upon regarding the financials.
4. The status of the park at Stagecoach and Buckboard was discussed. Dan presented site plans and noted that the playground equipment, gazebo, grassy area and fencing should be installed this summer. Costs to finish the project are estimated at approx. \$50k. The board also discussed the need for security cameras, locks or lighting. Dan noted he could get power to the courts if necessary. No motions or decisions made regarding security options at this time.
5. Drew discussed his plans for a Pinebrook cleanup on Saturday, May 28th. Volunteers will meet at the Pinebrook Park at 8am on the 28th for street assignments and garbage bags. Notices will be published on the website, social media and Nextdoor websites.
6. Drew asked if we could ask Deb Handley whether the board could proceed forward with adopting a set of rules for Pinebrook based on the last draft received in 2015. Cory to follow up with Deb on this item and report back to the board.
7. Julie discussed the recent meeting she held regarding the pool project. She noted that approx. 25 people attended and that committees were formed to further investigate operating costs, legal matters and other operating issues. She noted that there was much interest but nobody wanted to commit yet. Additional meetings will be held as needed.
8. Dan reported to the board about his recent meeting with Eric Gorrell's building. He noted that Eric wants to proceed with the project this summer, but Dan noted he needs to submit a final set of plans for approval and that, at this point, it will be up to the attorneys to agree on how to move forward.
9. Other recent matters brought to the associations attention were discussed:
 - a. Confederate Flag – Cory noted that residents of High Meadows had contacted him expressing their objection to an owner in that development who is prominently displaying a confederate flag. Cory explained to them that High Meadows is not a member of the Pinebrook HOA, and that it would be better for them to contact the owner directly.

- b. A homeowner on Big Spruce Way built a fence and outbuilding in his front yard to contain pigs. It was suggested that Cory write the owner a letter informing them of their multiple violations of the CC&R's (livestock, fence and outbuilding in front of the house).
 - c. Holly commented that she was aware of a rental property on Buckboard, and the property manager also managed/rented a home in Pineridge. Cory to follow up and investigate.
10. Dan discussed the agreement with a bottled water company for Gorgoza Water to sell them spring water. He noted that to do so would require installation of a water line between the Pinebrook spring and Pinebrook Park running through an existing water line down Pinebrook Road to lot P350, then behind the homes along the creek accessed via an easement next to lot P350 so trucks could fill their tanks at a more accessible location.
11. There was brief discussion about the current dispute the architectural control committee is having between the owners of Pineridge lot #4 and the neighbors. One neighbor, Collin DeFord, has expressed his opposition to the design of the home and personally hired an attorney to contact the lot owners directly. Collin had verbally commented at an architectural meeting that the home was "beautiful", but that it did not belong in Pineridge. No motions made regarding the matter.
12. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President