

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
JUNE 1, 2016 – 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. No homeowners or visitors were in attendance.

Ted brought the meeting to order.

1. Minutes from the May 4<sup>th</sup> board meeting were reviewed. Dan made the motion to approve as corrected. Motion seconded, vote all in favor.
2. Financial statements at and for the four months ended April 30, 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.
3. The recent break-in and theft at the Big Spruce mailbox building was discussed. Cory relayed to the board that the door had been pried open allowing access to all the mailboxes. He noted that he'd been in contact with the post office and a door company to have a high security door installed as soon as possible. Other security measures were discussed, including window bars and security cameras.
4. The board reviewed and discussed a certified letter received from Williams Keever at 3339 Big Spruce Way regarding two pigs kept in his front fenced yard. Mike made the motion to have Craig Hoggan or Deb Handley write a letter to determine whether a prescription had been issued for the requirement of therapy pigs for Mr. Keever's MS condition, whether the doctor is currently treating Mr. Keever, and to clarify that if the pigs are to be considered pets, they should be kept indoors only. Motion seconded, vote all in favor.
5. Recent VRBO advertisements were discussed. It was noted that an owner has listed his property on VRBO with a 30 day minimum rental period. Cory was asked to contact the owner and inform the owner the advertisement must clearly state the home is to be used only for single-family purposes only during 30-day continuous rental periods.
6. Dan discussed plans for the Stagecoach and Buckboard Park landscaping, asking for approval to move forward with the project. The board asked that he proceeds with the landscaping project this summer.
7. Recent interest and activity on the Pinebrook pool was discussed. Ted noted that he had prepared a full set of governing documents for the entity intended to own and operate the pool 12 years ago. He commented that a meeting should be held with the interested owners before too much duplicate work is done on the corporate documents, and to fully explain the history of the project. Dan commented that he had spoken with the developers of Quarry Springs in Pinebrook about partnering with the Pinebrook HOA in constructing the pool and clubhouse, noting they were interested in the idea.
8. Drew noted that the community clean-up day went well, and that garbage along several streets was removed.
9. No new news regarding PR4 was reported.

10. Dan noted Eric Gorrell's builder is back and has submitted another set of plans for the architectural committee's review. As a condition of the approval, a height and footings survey is to be completed by a licensed surveyor, the property will be inspected during construction, a deposit of at least \$5,000 should be requested, and a restrictive covenant be recorded that prohibits the building from being used as an apartment rental.
11. Dan noted that the reserve savings account at Grand Valley Bank had been closed and asked for a board resolution to open a new account at America First Credit Union at Fresh Market. Drew made the motion to open the account, Mike seconded the motion. Vote all in favor.
12. The option of a taco truck at the summer party was discussed. Julie and/or Holly to follow up on meal options.
13. The next board meeting was set for Wednesday, July 13<sup>th</sup>.
14. No other matters of business voted upon. Meeting adjourned.

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Cory McNeely  
Treasurer

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Ted Barnes  
President