

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
JULY 13, 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, Dan Schofield, Holly Smith, Sherri Swing and Cory McNeely. Julie Nirula was excused. No homeowners or visitors were in attendance.

Ted brought the meeting to order.

1. Minutes from the June 1st, 2016 board meeting were reviewed. Drew made the motion to approve. Holly seconded, vote all in favor.
2. Financial statements at and for the five months ended May 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.
3. The board discussed the issue of pigs at the Keever residence on Big Spruce Way. Ted discussed a recent phone call with Deb Handley and Craig Hoggan, noting they would send a letter requesting a letter from the doctor confirming pigs were prescribed, and notifying them that keeping the pigs in the backyard would be permitted.
4. Ted noted a letter would be sent to Messrs. Pearson and Astill regarding their VRBO listing informing them of their violations of the CC&Rs.
5. Dan discussed plans for the Stagecoach and Buckboard Park landscaping, noting that the project was waiting on the concrete contractor to pour the pad for the shade structure. Work will continue through the summer.
6. No new news regarding PR4 was reported, other than the final iteration had been approved by the ACC.
7. Discussion of rules were deferred to the next meeting. However, it was noted that the Utah state legislature did not pass a rule prohibiting HOA's from denying solar panels on homes this year.
8. Ted noted that Craig Hoggan was asked to finalize a letter to Eric Gorrell's attorney specifying the terms & conditions to which the garage must be built and prohibits an apartment upstairs. The document will be recorded as a deed restriction with the county.
9. The summer party scheduled for Saturday, August 13th was discussed and approved using Chronic Taco as the caterer this year. Julie to follow up with final arrangements.
10. Cory discussed recent conversations with Stan Plaisier with the trails committee. Stan noted that several trail users have been identified as Salt Lake residents. The question was raised weather the HOA should contact the owners through DMV records. It was suggested that flyers be placed on the vehicles informing them that the trails are private and for the use of Pinebrook residents only.
11. The next board meeting was set for Wednesday, September 7th.
12. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President