

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

THOSE PRESENT: Ted Barnes, Mike Jamison, Julie Nirula, Dan Schofield, Holly Smith, Sherri Swing and Cory McNeely. Drew Bedford was excused. Stacy Rasmuson, 3321 Big Spruce Way, was also in attendance.

Ted brought the meeting to order.

1. Ted introduced the board to Stacy Rasmuson, who was in attendance to discuss Mr. Keever's pigs, which reside at the home below them.
2. Minutes from the July 13th, 2016 board meeting were reviewed. Mike made the motion to approve. Holly seconded, vote all in favor.
3. Financial statements at and for the seven months ended July 31, 2016 plus a current A/R aging 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. An owner's request for the HOA to reimburse them for costs they incurred to run electrical to their lot was discussed. Apparently, the lot was platted in the mid 1980's but did not receive a power connection. The board suggested the owner request reimbursement from the seller instead.
5. There was brief discussion of parking complaints in the Pinecrest Drive cul de sac. Cory noted that he'd contacted an owner in the area who said parking wasn't really a problem, and that a few service vehicles and a trailer were for a neighbor's deck project soon to be started.
6. Dan discussed architectural plans submitted by John Climaco on E74 that were rejected by the architectural board. He noted that the design and location of the home did not fit with the surrounding homes in the neighborhood. The architect and owner would not change the plans, and Dan expects a law suit will be filed by the owner.
7. The board discussed the issue of pigs at the Keever residence on Big Spruce Way. Ted noted that Mr. Keever's attorney wrote a letter agreeing to four of the five conditions that were expressed in the association's letter to Mr. Keever a few weeks ago. The condition they did not agree to was moving the pen and pigs to the back of the house, citing gait problems that Mr. Keever has because of his condition with MS. Ted suggested a 2 step process in response: Deb Handley should respond to Mr. Keever's attorney requesting a letter from a current attending physician licensed in the state of Utah to confirm that Mr. Keever requires comfort pigs as treatment for his condition. Once received, then the board will need to decide what accommodations to allow regarding the location of the pigs.
8. Cory noted that Astill and Pearson agreed to the terms per Deb's letter regarding their advertisement on VRBO and to not rent their home on a nightly basis.
9. Dan noted that landscaping and sprinklers are to be installed soon at the Stagecoach and Buckboard Park, but that the gazebo and tot lot would not be installed until next year.
10. Progress on the pool was discussed. Dan and Ted discussed the possibilities of the Quarry Springs developers contributing a significant amount of money to support the project in Pinebrook, rather than building a separate pool facility in their development. Ted noted that we need to get final builder cost

estimates, then county approval for the project before soliciting more support from the community. It was noted that with a large monetary contribution from the developers, the number of PMA members needed to move the project forward would be significantly reduced.

11. The next board meeting was set for Wednesday, October 5th at 7pm.

12. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President