

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
OCTOBER 5, 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, and Cory McNeely. Sherri Swing was excused. Shelby Hladon, 6970 Canyon Drive, was also in attendance.

Ted brought the meeting to order.

1. Minutes from the September 7th, 2016 board meeting were reviewed. Dan made the motion to approve. Julie seconded, vote all in favor.
2. Financial statements at and for the eight months ended August 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.
3. Dan discussed the possibility of Gorgoza Mutual Water Co. loaning money to the PHOA for purposes of finishing the Pickleball court park to finish it this year. Mike made the motion to approve receiving a loan up to \$40,000 at approx. 2% interest rate to be paid off during a period no longer than 48 months from the time funds are received. Holly seconded. Vote all in favor.
4. Cory noted that Deb Handley had not received a response from Mr. Keever or his attorney as of today regarding the HOA's most recent communications and request for additional information.
5. Dan discussed architectural plans submitted by John Climaco on E74 that were rejected by the architectural board. He noted that Drew, Pete Gillwald and Joe Wrona, attorney for Mr. Climaco, had an off-the-record phone conversation regarding the matter. Mr. Wrona's preference was to not litigate the matter further, but rather to have Mr. Climaco's architect make alterations to the home's design that satisfies the ACC's demands.
6. Julie gave a progress update on the pool project, including comments from a recent informational meeting for people interested in the project. It was noted that there were 59 deposits on account. Holly suggested a mailer be sent to all HOA presidents in Pinebrook to help gather additional support for the pool.
7. Cory discussed recent concerns of airborne drones flying around Pinebrook. It was noted that the matter may need to be addressed in the future if privacy issues arise.
8. The 2017 operating and capital improvement budget was discussed. It was noted that the operating assessment should not change in 2017. A budget will be presented at the November meeting.
9. The next board meeting was set for Wednesday, November 2nd at 7pm.
10. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President