

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
FEBRUARY 1, 2017 – 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, Cory McNeely. Dan Schofield and Sherri Swing were excused. Scout Master Mike Rasmussen and approx. ten Boy Scouts from troops 250 and 1086 were also in attendance for merit badge purposes.

Ted brought the meeting to order.

1. Ted introduced the board to the scouts and briefly explained the purposes of the association and meeting they were attending.
2. Minutes from the November 2nd, 2016 board meeting were reviewed. Julie made the motion to approve. Holly seconded, vote all in favor.
3. Financial statements at and for the year ended December 31, 2016 plus a current A/R aging were reviewed and discussed. It was noted that the loan from Gorgoza Water Co. approved in October to complete the pickleball court had not occurred, and it would probably not be needed in 2017, depending on the timing of when the final improvements are made and paid for in 2017. No motions made or voted upon regarding the financials.
4. Cory noted that there had been no additional communications from Mr. Keever or his attorney regarding pigs on his property.
5. Drew noted that there had been no recent communications from John Climaco regarding the architectural approval for his home to be built on lot E74. Drew noted the home had not received final approval, but thought they would eventually come back with a set of plans that will be approved.
6. Ted discussed damaged caused to the mailbox hut at Buckboard and Pineridge Drives by a Questar vehicle that slid on icy roads coming down Pineridge Drive. Cory noted that Rocky with Questar Gas had contact him, and that they agreed to defer a decision on how to proceed with a settlement until such time Dan or a contractor could assess the damage and determine how best to repair the damage. Dan suggested outside of a board meeting that the mailboxes and building could be moved to a better location along Buckboard Drive to avoid further accidents, considering this was the third time the building had been hit.
7. The pool project was discussed. Holly expressed her concerns that the project had gone on too long and costs had gotten too expensive. Additional comments were added by other board members commenting on the pros and cons of the project, and possible uses of the land if a pool was not built. Julie noted that a postcard would be direct mailed to the members of the PMA with a survey to determine interest in the project and its feasibility.
8. Drew suggested the Stagecoach park playground equipment be spec'd now so once the snow melts the project can be completed as soon as possible this year. Cory noted he would discuss with Dan soon.

9. Nightly and/or short-term rentals at the Pearson residence were also discussed, noting it may be necessary to get Craig Hoggan involved, as well as neighbor logs etc to determine the current level of rental activity.

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

Cory McNeely
Treasurer

Ted Barnes
President