

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
SEPTEMBER 13, 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 and Cory McNeely. Sherri Swing was excused. Bev Thomas, 7670 Pinebrook Rd, was also in attendance.

Ted brought the meeting to order.

1. Bev Thomas requested the PHOA board do something to keep trail users from accessing the creek trail behind their house through their property. Ted acknowledged there was a property easement between their home and the neighbor's home to the northeast, and that he'd speak to the trail committee and see if an actual trail could be constructed to keep people from using their property as an access point.
2. Minutes from the June 7, 2017 board meeting were reviewed. Dan made the motion to approve the minutes. Drew seconded, vote all in favor.
3. Financial statements at and for the seven months ended July 31, 2017 along with a current receivables aging report were reviewed and discussed. No motions made or voted upon.
4. The board discussed recent fire mitigation efforts the County, in conjunction with the Utah Dept of Natural Resources, was conducting in the Summit Park and Toll Canyon areas. It was suggested a notice be posted about the efforts.
5. The board discussed a number of pending items:
  - a. Keever complaint – Ted noted the resolution meeting with the Utah Anti-Discrimination Division was postponed until October.
  - b. Scott and Nissa-Alloy Stanfield – It was noted that along with chickens, the Stanfields are also renting rooms in their house, causing traffic issues in the winter because of where the renters park. It was suggested Cory write them a letter informing them of the single-family requirement in Pinebrook.
  - c. Pineridge and Buckboard Drive mailbox building – Cory noted a contractor and the USPS had been contacted regarding the matter, and a new building will be constructed in the same location that is south facing and pivoted to avoid collisions in the future.
  - d. Big Spruce traffic study – Vic Method had agrees to be point on the study, but no communications have occurred with him or the County since the last board meeting in June.
  - e. Rules – Ted to review.
6. Julie and the board discussed current status of the Pool. Julie noted one fellow still wants to develop it as a for-profit venture, and that costs are still the main concern limiting the amount of support for the project.
7. The board briefly discussed issues the PMA has had with Peak Security, noting they acknowledged their patrol staff not performing their duties properly. No further discussion as it is a PMA matter.

8. Dan discussed issues the Astill's were having with the Summit County Fire District, who are requiring their driveway be built 20' wide and configured to allow a fire truck to turn around in. Dan to follow up with the fire district and Astill's concerns.
9. No other matters of business voted upon. Meeting adjourned.

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Cory McNeely  
Treasurer

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Ted Barnes  
President