

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
OCTOBER 4, 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, Holly Smith, Sherri Swing and Cory McNeely. Dan Schofield was excused.

Ted brought the meeting to order.

1. Minutes from the September 13, 2017 board meeting were reviewed. Holly made the motion to approve the minutes. Drew seconded, vote all in favor.
2. Financial statements at and for the eight months ended August 31, 2017 along with a current receivables aging report were reviewed and discussed. No motions made or voted upon.
3. Ted circulated a redlined draft of the rules. The board discussed various sections of the rules and procedures to adopt the rules. Ted asked for input from the board as soon as possible so a final draft can be prepared for the owners review.
4. The board discussed findings from Stan Plaisier regarding the two narrow easements that run between Pinebrook Road and the Creek Trail. Stan's suggestion was to create a trail through the lower easement to avoid users from using the Thomas' property for trail access. Ted asked Cory to arrange for Ted Mason to survey each easement and find the four corner markers of each.
5. The board discussed a report from a neighbor that students from the Peek Program located at 10 Pinebrook Road were using the Ecker Hill Park. Ted asked Cory to contact the school, determine the frequency of use, and ask that they at least contact the PHOA when they plan on using the park.
6. The board discussed concerns of an owner in Saddle Court that the home being built next to them was not within the approved property setbacks. Ted suggested Cory forward Shelly Roybal's contact information to the owner and have them review the approved set of plans kept on file with the architectural review committee.
7. Ted discussed the mediation that he and Deb Handley attended with Robert Rosing and Bill Keever (via Skype) to resolve the dispute between he and the HOA regarding his pigs. In summary, Mr. Keever agreed to withdraw his complaint with the federal and state anti-discrimination agencies, drop his request to have the HOA pay his legal fees, and plant more shrubs and trees if the HOA allows him to keep the pigs in front of his house along Big Spruce Drive. Ted noted that considering the circumstances, it was the best alternative to accept his offer. Holly made the motion to have Deb Handley draft the document accepting the terms of the agreement. Drew seconded.
8. The board discussed a number of pending items:
 - a. Pineridge and Buckboard Drive mailbox building – Cory noted that the contractor currently framing a new building for Gorgoza Water Co. had been contacted and agreed to work with Dan to rebuild the building.

9. Ted updated the board on the discussions held at the previous night's PMA meeting regarding the pool project. He noted the agreed that decisions made regarding the pool would be taken back by the PMA and that one last effort to raise interest in the pool would be made based on the current set of plans and construction budget provided. Unless an adequate level of support was acquired to move forward and complete the project, the land would revert back to the PMA for their use as they so choose.
10. The board discussed timing of future meetings to accommodate all board members, and agreed to move future meetings to the first Tuesday of each month. However, the next board meeting was set for Wednesday, November 1st, with no meeting scheduled for December.
11. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President