

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
FEBRUARY 1, 2018 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY OFFICES
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Ted Barnes, Mike Jamison, Dan Schofield and Cory McNeely. Sherri, Julie and Holly were excused due to family and travel conflicts. Approx. 30-40 Pinebrook residents were also in attendance to discuss their concerns regarding the Woodward project being developed by POWDR Corp. in the Gorgoza Park area along I-80.

1. Ted brought the meeting to order, welcomed the group to the meeting, and introduced the members of the board noting that due to personal conflicts, there weren't enough board members in attendance to have a quorum. He clarified that the intent of the regularly scheduled meeting was a work session for the Pinebrook HOA board, noting that Mike Dawson and other residents mostly residing on Sunridge Drive had advertised the meeting as an opportunity for any Pinebrook residents to listen to their concerns. He further noted that the PHOA board has always encouraged homeowners to review, discuss and resolve issues and concerns individually, rather than having the board act on their behalf.
 - a. It was noted that no formal presentation of the homeowners' concerns had previously been brought to the attention of the board.
 - b. Mike Dawson presented his concerns, noting that upon further research of the project, chairlift towers, lights and snow-making guns could cause visual and noise impacts, along with additional light pollution. He noted several appeals had been filed with the County Council.
 - c. Jill Story commented that POWDR Corp. claimed to have been working with neighbors on the issue, however, Ted noted that the PHOA board had not been contacted.
 - d. Ted explained that POWDR Corp. owned and have been paying monthly assessments on 32 Class A water shares in Gorgoza Water Company since about 1999, and that Gorgoza had two wells located on their property. He clarified that POWDR had not contacted Gorgoza for additional water shares for their development.
 - e. Canice Harte, a Summit County Planning Commissioner and also a Pinebrook resident, was in attendance. He spoke at length about the process the planning commission went through to review and ultimately approve the project (also noting it has been in the planning process for about 18 months). He noted that the plans presented to them for approval showed the lift and light towers would be below the ridgeline. Canice responded to several questions from the attendees, providing information and guidance on how best to present their appeals to the County Council, noting their concerns had a good chance of being included as conditions of approval by the County Council.
 - f. A Sunridge Drive resident summarized the concerns of him and the neighbors; light pollution, noise and blow-over impacts from the snow guns, and visual impacts along the ridge line that would be seen from their homes and much of Pinebrook.
 - g. After hearing final words from Ted and Canice regarding the process of submitting their appeals to County Council, the group adjourned their meeting.
2. Ted noted that at the next PHOA board meeting, the board should plan on ratifying Scott's appointment to the architectural control committee.

3. The next HOA board meeting was scheduled for Thursday, March 1, 2018, noting the annual meeting would be scheduled at that time.
4. No other matters of business voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Ted Barnes
President