

**2018 ANNUAL MEETING OF THE MEMBERS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
MAY 3, 2018 - 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY  
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

BOARD MEMBERS PRESENT: Mike Jamison, Julie Nirula, Dan Schofield, Holly Smith, Sherri Swing and Cory McNeely, treasurer. Ted Barnes and David Geffen were excused.

See sign-in sheet for Pinebrook HOA members in attendance.

Dan brought the meeting to order at approx. 7:05 pm.

1. Dan introduced the current members and officers of the Pinebrook Homeowners Association board of directors.
2. Financial statements for 2017 and the operating budget for 2018 were presented. General discussion followed. No motions made or voted upon regarding the financial statements.
3. Dan discussed the board's intent to adopt a set of rules so that the Association can better enforce the CC&Rs for Pinebrook. He noted that a special meeting was scheduled for Wednesday, June 6<sup>th</sup> at 7pm for owners to provide their comments before the board adopts the rules.
4. A member asked about Gorgoza Water Company's sale of spring water. Dan noted that Gorgoza discussed that matter at length at their annual shareholders meeting a few weeks ago. He noted, however, that Gorgoza was moving forward to install an additional line to the proposed loading station along Pinebrook Blvd. below the Pinebrook Park. The line will be installed where the trail is located at the base of Ecker Hill, and that the trail will be reconstructed as part of the project.
5. There was considerable discussion regarding dead trees, pine beetles and how to mitigate the issue going forward. Dan noted the Association and Pinebrook Master Association had spent upwards of \$200k combined in removing dead trees from the common area in Pinebrook. A member asked about forming a committee to research ways to mitigate beetle infestation, Dan agreed that it was a good idea to gather more information, but noted that spraying pesticides in Pinebrook could be detrimental to Pinebrook's water supply. Other suggestions from the members included increases to the assessment to fund removal of trees and possibly spraying for beetles. No motions were made.
6. A member asked about the Woodward project and the Association's position on that development. Dan noted the Association had no position, and a resident on Sunridge Drive noted their appeals had been rejected by the planning commission. Further discussions followed, with Dan commenting that they owned 32 class A water shares which they use for snowmaking activities.
7. Elections to fill the positions for three board members were held. Incumbents were Ted Barnes, Mike Jamison and Holly Smith. Gene Scerbo was nominated for election. Attending members voted, and the three incumbents were reelected to two-year terms to the board of directors.
8. No other motions were made or voted upon. The motion was made to adjourn. Motion seconded. Vote all in favor.

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Cory McNeely  
Treasurer

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Ted Barnes  
President