

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION AND PINEBROOK MASTER ASSOCIATION
SEPTEMBER 6, 2018 – 6:00 P.M. – GORGOZA MUTUAL WATER COMPANY
OFFICES
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Ted Barnes, David Geffen, Mike Jamison, Julie Nirula, Dan Schofield, Holly Smith, Sherri Swing and Cory McNeely, sec/treasurer. Don Brown, Elizabeth Krug, Stan Plaisier and Curt McNeely were present representing the Pinebrook Master Association. A small number of residents were also in attendance.

1. Ted brought the meeting to order.
2. Ted discussed the history of the PHOA and PMA's efforts in the past to remove dead trees, noting approx. \$200k had been spent in tree removal efforts. He also noted that some insurance carriers were requiring homeowners to cull and remove dead trees from their property to reduce risk of fire. Ted opened the meeting up for discussion.
3. Ted commented that neither association likely had the level of reserve funds available to fund a significant tree removal project, and that an increase in assessments would be required, and it would be a multi-year project. He suggested a total increase to the PHOA of \$100 beginning in 2019, with the increase allocated between the two associations. Curt noted that the PMA's governing documents allow only a 15% annual increase to the assessment, which would only be \$12.75 for the coming year.
4. It was also suggested that a task force be formed to research costs and determine how to proceed with the project and how best to fund it. Elizabeth Krug, Don Brown, David Geffen, Holly Smith and Lauren Barros volunteered to be on the task force.
5. The joint PMA/PHOA meeting was adjourned at about 7pm.

PINEBROOK HOA BOARD MEETING

1. Ted brought the meeting to order and introduced attending guests Kim Roush, David Hedderly-Smith and Andrew Pratt. A Pinebrook tenant was also in attendance to discuss claimed harassment issues he has with the PHOA.
2. Kim noted that several residents met the previous week to discuss concerns about two moose recently killed on Pinebrook Road, and ways to mitigate speeding on Pinebrook Road. Kim noted the County would not install speed humps because of the delays they cause the fire department. The residents are requesting traffic studies be performed by the County. They are also requesting additional "moose crossing" signage be installed along Pinebrook Road to remind residents to slow down. Ted suggested the board give their consent for the studies to be performed. Kim also suggested the PHOA add "no speeding" posts to the website, and contact Summit County Sheriff to request additional patrols in the neighborhood (Lieutenant Andrew Wright).
3. A tenant living at 7458 Buckboard Drive introduced himself to the board and stated he had been criminally harassed by the Pinebrook HOA regarding the events and activities hosted at the

home. Ted commented that he was using the home for business use, which is a CC&R violation, and that law enforcement will never enforce community CC&Rs, rules and regulations. Mike continued to argue that he wasn't in violation because the events were for friends and family, and that he'd spoken to all but one neighbor who all support what he's doing. (Note, two neighbors have adamantly expressed to the PHOA their displeasure with the events and activities.) Tenant insinuated some type of legal action, and Ted's comment was "make my day". Tenant asked what he needed to do to resolve the situation amicably. Ted told him to move the events to some other location and live as a regular resident in harmony with the community. Tenant said he would submit his proposal to the PHOA and left the meeting.

4. Minutes from the May 3rd board meeting and May 3rd annual meeting of the members were reviewed. Holly made the motion to approve both sets of minutes. Sherri seconded. Vote all in favor.
5. Financial statements at and for the seven months ended July 31, 2018 were reviewed. Cory noted that the year-to-date budget to actual was almost exactly even, and that year-to-date collections were at approximately 97%.
6. Potential CC&R and Rules violations relating to RV's, trailers and storage units on Wagon Wheel Way were discussed. It was noted that carports were allowed by the CC&Rs. The board noted that the Rules must be enforced consistently. Cory was asked to follow up regarding the RV trailer in the driveway at 3641 Wagon Wheel Way with a timeframe for when the RV should be relocated. The board also suggested that the owner at 3615 Wagon Wheel Way also be contacted regarding the condition of his property, but to circulate the letter to the board for their review first.
7. Holly and Sherri suggested the summer party not be hosted by the PHOA in the future, and that if it is to continue it should be hosted by the PMA.
8. After 14 years of service on the PHOA board, and significantly more years as the PHOA's legal counsel, Ted tendered his resignation noting the duration of his tenure and his recent move to Cedar Ridge. The board discussed succession of a president and future board members. Mike made the motion to appoint Holly as the president. Dan seconded. Vote all in favor.
9. The annual meeting of the members to be held following the board meeting was discussed, including seats up for reelection, adoption of the rules, and subsequent enforcement once adopted.
10. The next PHOA board meeting was scheduled for Tuesday, October 9th at 7pm.
11. No other matters of business discussed or voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Holly Smith
President