

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

THOSE PRESENT: Holly Smith, David Geffen, Mike Jamison, Julie Nirula, Dan Schofield, Scott Schofield and Cory McNeely, sec/treasurer. Pinebrook residents Kelli DeMarco and Julie Curran were also in attendance.

1. Holly brought the meeting to order.
2. Kelli DeMarco and Julie Curran discussed the recent dog attack on Kelli's son. The dog owner is a tenant at 7900 Boothill Drive. The board asked her to provide a police or animal control report of the incident, and noted they would bring the matter to the attention of the home owner in addition to the other complaints received about the home.
3. Minutes from the October 9, 2018 board meeting were reviewed. Motion made to approve as corrected. Motion seconded, vote all in favor.
4. Financial statements at and for the nine months ended September 30, 2018 plus a current A/R aging were reviewed and discussed.
5. The Board discussed progress made by the Pinebrook Dead Tree & Fire Risk Mitigation Task Force and the assessment prepared by Mike Quinones. Costs for initial phases of mitigation work were estimated between \$70k and \$85k. The board was in agreement that the PMA should take the initiative of the project and fund the costs, but noted that any special assessments or rate increases passed along to the PHOA would require PHOA assessments to increase. Increases to the PHOA assessment were suggested between \$50 and \$100 annually. The PHOA would set the 2019 assessment once the PMA met and decided whether to increase their assessment for 2019.
6. There was follow up discussion of the issues at 7900 Boothill Drive, noting the owner was in violation of several rules including uncontrolled/unleased dogs, poor condition of the home, and not being rented as a single-family residence. Dan made the motion to authorize Deb Handley and Cory to pursue all legal means available to force the owner to comply with the CC&Rs and Rules adopted by the PHOA. Motion seconded. Vote all in favor.
7. The next board meeting was scheduled for Tuesday, December 4, 2018 at 7pm.
8. No other matters of business discussed or voted upon. Meeting adjourned.

---

Cory McNeely  
Treasurer

---

Holly Smith  
President