

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION AND PINEBROOK MASTER ASSOCIATION  
DECEMBER 4, 2018 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY  
OFFICES  
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Holly Smith, David Geffen, Julie Nirula, Dan Schofield, Scott Schofield and Cory McNeely, sec/treasurer. Mike Jamison was absent. There were no Pinebrook residence in attendance.

1. Holly brought the meeting to order.
2. Minutes from the November 6, 2018 board meeting were reviewed. Motion made to approve as stated. Motion seconded, vote all in favor.
3. Financial statements at and for the ten months ended October 31, 2018 plus a current A/R aging were reviewed and discussed.
4. Cory presented budget increase scenarios at annual assessment rates of \$350 and \$400. Discussion followed. It was noted that the Pinebrook Master Association had budgeted for an increase of \$12.75 for 2019, which the PHOA would have to consider in their assessment for 2019. It was also noted that an increase to the assessment would allow the PHOA to establish a larger reserve fund for expenses, legal defense and to absorb a certain level of fire mitigation costs in the future. Dan made the motion to increase the annual PHOA assessment to \$400 annually. David seconded. Vote all in favor. The 2019 assessment notice should include a letter from the association with reasons for the increase, primarily the increased PMA assessment and future fire mitigation work.
5. David discussed a recent meeting regarding fire mitigation and current status of the effort.
6. Cory noted that he and Deb had been in contact regarding 7900 Boothill Drive, and that a letter to the owner notifying him of his renters' violations of the Rules and Regulations would be forthcoming, and that she would continue to press the owner to bring the property into compliance and harmony with the neighborhood.
7. Julie discussed matters relating to the pool project, primarily funding and miscommunications whether efforts to move forward with the project would continue.
8. The next board meeting was scheduled for Tuesday, January 8, 2019 at 7pm.
9. No other matters of business discussed or voted upon. Meeting adjourned.

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Cory McNeely  
Treasurer

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Holly Smith  
President