

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION AND PINEBROOK MASTER ASSOCIATION
JANUARY 8, 2019 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY OFFICES
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

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

1. Holly brought the meeting to order.
2. Minutes from the December 4, 2019 board meeting were reviewed. Motion made to approve as stated. Motion seconded, vote all in favor.
3. Financial statements at and for the year ended December 31, 2018 plus a current A/R aging were reviewed and discussed. It was noted that the past due accounts should be reviewed as of 1/31/19, and properties with liens placed on them should receive a letter from the attorney stating that if the balance continues to remain unpaid, the association may foreclose on the lien.
4. David discussed the letters he drafted to be sent to Jessica Kirby with Basin Recreation in support of their fire mitigation efforts.
5. Cory noted that he and Deb have continued to be in contact regarding 7900 Boothill Drive, and that a letter to the owner notifying him of his renters' violations of the Rules and Regulations was nearly final (delayed through the holidays). There continues to be traffic issues with the renters' parked cars. Cory noted he'd follow up with Summit County whether they would be willing to cite/tow the vehicles at that property based on how they've been parked.
6. It was suggested that Steve Warner be considered for the board of directors to fill Sherri Swing's vacated seat. Cory to circulate a schedule of board members and their terms.
7. It was noted that a car had recently hit the fence along Pinebrook Road. Dan noted there were several areas that had weathered and needed to be fixed and suggested a contractor be hired to make all repairs at one time this spring. Cory to follow up.
8. The next board meeting was scheduled for Tuesday, February 5, 2019 at 7pm.
9. No other matters of business discussed or voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Holly Smith
President