

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION AND PINEBROOK MASTER ASSOCIATION  
FEBRUARY 5, 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. Stephan Herrera, 7372 Hitching Post Drive, was in attendance.

1. Holly brought the meeting to order.
2. Stephen Herrera introduced himself to the board, noting his attendance at the meeting was to discuss speeding issues in Pinebrook, specifically on Pinebrook Road where a cow moose was hit and killed by a car last year. It was noted that Derrick Radke, Summit County Public Works Director, has committed to installing two solar-powered radar sensor speed display signs and “moose-crossing” signs in Pinebrook – exact locations to be determined. Derrick noted that Summit County would maintain the signs and replace if damaged by vehicles, snowplows, etc. The board was not opposed to the signs being installed, however, it was noted that efforts have been made for many years to keep signage in Pinebrook to a minimum and that flashing signs may be intrusive to the residents near where the signs are installed (noted that hoods may be installed to minimize impact of the flashing signs). Mike voiced his concerns that controlling speed should be more for the safety of children in Pinebrook, with more efforts made to educate the residents rather than additional signage that may result from the initial two signs installed by the County. The board also discussed installation of signage at the entrances to Pinebrook stating the speed limit as 25mph on all streets and to be alert and aware that animals and children may be present. Stephan noted he would take an inventory of existing signage in Pinebrook, and whether any could be removed in exchange for the proposed new signage.
3. Minutes from the January 8, 2019 board meeting were reviewed. Dan made the motion to approve as corrected. Motion seconded, vote all in favor.
4. No financial statements were reviewed, as January 2019 had not yet been finalized.
5. David gave a status update to the board on the fire mitigation efforts. He noted Basin Recreation requested \$500k to \$700k per year for five years to support their fire mitigation efforts. He noted, as per his handout, that RFP’s had been sent requesting bids for the fire mitigation work, with one response indicating the PHOA’s estimated costs may be up to \$12k for initial work. More information will be forthcoming once all bids have been received and summarized for the PHOA and PMA boards. David noted they’ve made good progress so far on the project.
6. Discussion of sledding activity at Ecker Hill Park and safety concerns was tabled until a later PHOA board meeting.
7. Additional lighting at the mailbox building at the intersection of Pineridge Drive and Buckboard Drive was discussed. Land power is not feasible at that location, Scott suggested an additional solar-powered light be installed and would follow up on whether it would be possible to have solar-powered lighting that could stay on from dusk until dawn.
8. The board agreed that email aliases specific to the PBHOA should be implemented, with the

format being first name.lastinitial@pbhoa.org. Cory to follow up with Drew.

9. Cory noted that the tenants at 7900 Boothill Drive had been evicted and that the homeowner and his family had moved in effective February 1<sup>st</sup>.
10. Maintenance of an email database was discussed. David noted he is aware of a volunteer who would help with constructing and maintaining the database. The newsletter was also discussed, noting it might be time to stop producing and mailing a newsletter primarily because of the redundancy in content and the cost of production and mailing. Cory noted with 10% turnover in population each year, paper mailings of newsletter, invoices and notices was the most efficient way to reach the association members in Pinebrook. David noted that with the notice of the annual meeting this spring, he would prepare a letter with an update on fire mitigation efforts.
11. The next board meeting was scheduled for Tuesday, March 5<sup>th</sup>, 2019 at 7pm, **if needed**.
12. The annual meeting with scheduled for Tuesday, April 2<sup>nd</sup> at 7pm with the board meeting in advance at 6:30pm. Julie, Dan, David are incumbents for two-year terms, and the seat recently vacated by Sherri Swing was up for a two-year term as well.
13. 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