

**2019 ANNUAL MEETING OF THE MEMBERS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
APRIL 16, 2019 - 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY  
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

BOARD MEMBERS PRESENT: David Geffen, Mike Jamison, Julie Nirula, Dan Schofield, Holly Smith, Steve Warner and Cory McNeely, treasurer.

See sign-in sheet for Pinebrook HOA members in attendance.

Holly brought the meeting to order.

1. Holly introduced the current members and officers of the Pinebrook Homeowners Association board of directors.
2. Financial statements for 2018 and the operating budget for 2019 were presented. General discussion followed. Cory noted that cash reserves were down, and with the estimated ongoing costs of fire mitigation and future cash needs for capital repairs and improvements and a surplus for legal defense, the annual assessment was increased by the board for 2019. No motions made or voted upon regarding the financial statements.
3. Holly introduced Kevin Adamson with Hi-Ute Ranch who was in attendance to discuss hunters and their presence in the Pinebrook open space. Kevin noted that in Utah, land closed to hunting must be marked as “No Hunting” to legally keep hunters away from that property. He asked that the PHOA (or PMA) place signs at certain locations bordering the Hi-Ute Ranch to help keep hunters off both properties. Dan suggested they help with trail access in the area between the two properties. Holly noted the PHOA would forward Kevin’s information to the PMA.
4. David discussed in-depth the work he and his task force have done on fire mitigation over the past year. He noted there’s about 600 acres of open space between PHOA and PMA land and that a consultant was hired to prepare a study to determine the best fire mitigation efforts and associated costs. He noted that volunteer days would be scheduled at some point in the future in an effort to obtain Firewise Certification, a condition of which is community action and involvement. With Firewise Certification, it may be possible to secure grants to help defray costs associated with the fire mitigation efforts. David noted the fire mitigation would occur over a several year period. Further discussions suggested that a fall cleanup be scheduled in addition to the spring cleanup to help with efforts to remove deadfall and brush.
5. A resident asked whether signage could be placed in the Pinecrest cul de sac asking people to not park there for access to the trail system, because winter parking prohibits snowplows from clearing the cul de sac. Cory noted he’d bring the matter up with the PMA, considering the parking is for trail access.
6. An election to fill the positions for four board seats was held. Incumbents are David Geffen, Julie Nirula, Dan Schofield and Steve Warner. Motion was made to reelect the incumbents by vote of acclamation. Motion seconded. Vote all in favor.
7. No other motions were made or voted upon. The motion was made to adjourn. Motion seconded. Vote all in favor.

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Cory McNeely  
Treasurer

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Holly Smith  
President