

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION AND PINEBROOK MASTER ASSOCIATION  
MAY 7, 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, Scott Schofield, Steve Warner and Cory McNeely, sec/treasurer. Dan Schofield was excused. No homeowners were in attendance.

1. Holly brought the meeting to order.
2. Minutes from the April 16, 2019 board meeting and annual meeting were reviewed. It was suggested Cory follow up with Hi Ute Ranch regarding signage. David made the motion to approve. Julie seconded, vote all in favor.
3. Financial statements at and for the month ended March 31<sup>st</sup> were reviewed. General discussion followed, no motions made.
4. Discussions of the pool project continued from the last board meeting. It was noted that current bids are approx. \$1.5M, but could possibly be brought down to \$1.2M with various cost saving measures.
5. David gave an update on the status of fire mitigation efforts. He noted there were now 14 members on the task force. Four bids were received from companies for the fire mitigation work, with the work awarded to Summitt Forests Inc. David made the motion for the PHOA to spend approx. \$6,000 (with the PMA spending \$23k - \$30k) for the first phase of work. Steve seconded. Vote all in favor.
6. The pocket parks in Pineridge were discussed, noting there is routine evidence of fires at those locations. It was suggested signage be placed at those parks indicating NO FIRES. Cory to follow up.
7. The board discussed the possibility of a fall cleanup and various options for how to provide it, including limiting to a couple of days, green waste only, only the chipper in lieu of dumpsters, etc. The board agreed to see how the spring cleanup goes before committing to a fall cleanup.
8. The board briefly discussed amending the bylaws to say board terms are three years, with election cycles of two, two and three members along with who's terms would be up in which years.
9. Use of E-bikes on the Pinebrook trails was discussed. Cory to follow up with PMA.
10. The next board meeting was scheduled for Monday, June 3<sup>rd</sup> at 7pm.
11. 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