

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION AND PINEBROOK MASTER ASSOCIATION
AUGUST 6, 2019 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY OFFICES
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Holly Smith, David Geffen, Mike Jamison, Scott Schofield, Steve Warner and Cory McNeely, sec/treasurer. Julie Nirula, Dan Schofield were excused. Kim Roush and Karen Spencer were in attendance.

1. Holly brought the meeting to order.
2. Karen Spencer, 7229 Pinebrook Road, discussed her concerns with the board about neighbors' air conditioner units, noise pollution and light pollution. Discussion of the matter followed, Holly noted a/c units were not prohibited in Pinebrook, and there wasn't much the association could do about the noise.
3. Kim Roush and David discussed locations for animal crossing and speed limit signage among the streets in Pinebrook. Most focused on Pinebrook road, but other locations were suggested on side streets, especially those with steeper grades. Modifications were discussed, David agreed to go back to Derek Radke with revisions. There were also discussions about the design and placement of a larger, more permanent sign noting animal and children are present, and the speed limit on all streets in Pinebrook is 25mph, to be presented to Derek as well with hopes the County will pay for the cost.
4. David gave an update on recent volunteer efforts to clear the overgrowth around the pocket park in Pineridge. He noted there was a good turnout, and the fire mitigation task force will be working on more volunteer activities in the future. David noted that Summitt Forestry agreed to contract directly with owners who want their services in removing dead trees or deadfall from their properties.
5. Minutes from the June 3, 2019 board meeting were reviewed. David made the motion to approve as corrected. Steve seconded, vote all in favor.
6. Financial statements at and for the six months ended June 30th were reviewed. General discussion followed; no motions made.
7. Holly noted there would be no spring party this year due to poor turnout and high cost of the party in the past, plus numerous attendees who were not members of the Pinebrook HOA.
8. Cory gave an update on the home rented by Evoke Therapy on Tall Oaks, as well as the spec home being built by Steve Howe in Pineridge – both matters have been turned over to Deb Handley for follow-up. Cory also noted the amended and restated bylaws have been recorded with Summit County and the recorded document added to the PHOA website.
9. Holly discussed complaints received by the owner of 7185 Stagecoach Drive who claims a section of her property is being used as a dumping site by contractors or neighbors. There was no objection from the board over the owner posting "no dumping" signs on her property.
10. The next board meeting was scheduled for Tuesday, September 10th at 7pm.
11. No other matters of business discussed or voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Holly Smith
President