

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION AND PINEBROOK MASTER ASSOCIATION
SEPTEMBER 10, 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, Julie Nirula, Scott Schofield, and Cory McNeely, sec/treasurer. Dan Schofield and Steve Warner were not present. No homeowners were in attendance.

1. Holly brought the meeting to order.
2. Minutes from the August 6, 2019 board meeting were reviewed. Julie made the motion to approve as corrected. Motion seconded, vote all in favor.
3. Financial statements at and for the seven months ended July 31st were reviewed. General discussion followed; no motions made.
4. Cory gave an update on the home rented by Evoke Therapy on Tall Oaks – The owner has agreed in writing to have the current tenants out of the home by October 1st. He also committed to requiring all future tenants follow the Rules and Regulations for Pinebrook.
5. A creditor has scheduled a trustees sale for Heuscher's home on Boothill Drive, which will extinguish the PHOA's lien. Cory to inform Deb to stand down for now, pending the outcome of the trustees sale whether to pursue legal action.
6. Howe's home continues to progress slowly. Construction has exceeded two years and there are a few issues the ACC has with the home. Scott to discuss with him, then turn the matter over to Deb, if necessary, for resolution.
7. The board discussed Vic Method's request for a poop-bag station at the trail crossing of Big Spruce Way. After consideration of the location and issues with winter maintenance, the board decided against installation at that location. Holly to follow up.
8. The board discussed condition of the mailboxes on Pineridge Drive, and possible replacement. A package door is broken, Cory to follow up again with the USPS to have it fixed. Cory to follow up on pricing for replacement mailboxes as an alternative option if the USPS isn't responsive.
9. David updated the board on fire mitigation efforts. He noted there will be fire safety meetings scheduled soon, and noted Stan Merrill has been working within the LDS Church on fire mitigation efforts as well. Two more volunteer efforts are scheduled in October, location to be determined.
10. David discussed his communications with Summit County regarding traffic sign improvements in Pinebrook. He noted the County came back with essentially all the new signs and improvements the PHOA had been asking for.
11. David asked now that quite a bit of work in the Pineridge pocket park, it could be maintained on a regular basis through the summer months to keep the grass and weeds under control. Cory noted he'd discuss with Tony and have him schedule 2-3 maintenance visits per summer, depending on need.
12. Scott discussed the matter of a homeowner on Pinebrook Road who recently installed a storage shed too close to the neighboring property, and without PHOA approval. Scott noted he will discuss the matter with the owner and the architectural control committee, then turn over to Deb, if necessary, for resolution.

13. Scott discussed old cars being parked on an owner's property. Scott noted he'd discuss with the owner about having them stored inside the garage or relocated out of sight.
14. The next board meeting was scheduled for Monday, November 4th at 7pm.
15. No other matters of business discussed or voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Holly Smith
President