

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION AND PINEBROOK MASTER ASSOCIATION
NOVEMBER 4, 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, Steve Warner, and Cory McNeely, sec/treasurer. Dan Schofield was not present. No homeowners were in attendance.

1. Holly brought the meeting to order.
2. Minutes from the September 10, 2019 board meeting were reviewed. David made the motion to approve. Mike seconded, vote all in favor.
3. Financial statements at and for the nine months ended September 30th were reviewed. General discussion followed. Cory noted that Gorgoza Water Co. opened a reserve bank account with U.S. Bank that was FDIC Insured up to \$5M and would be a way for the PHOA to earn additional interest income. The board asked Cory to follow up with Stan Plaisier with BCJ Financial to get an account opened for the PHOA.
4. The operating budget for 2020 was presented. The board approved the budget as presented after adding \$6,000 in 2020 for radar speed signs on Big Spruce Way and Wagon Wheel Way, as discussed in #6 below.
5. Cory noted that the home previously occupied by Evoke Therapy had a new, single-family tenant as of November 1st. Evoke vacated on or about October 1st.
6. Holly discussed her lengthy phone call with Vic Method about his request for a poop bag station near the trail crossing at the bottom of Big Spruce Way. In summary, she explained the PHOA would not install a poop bag station at that location for several reasons, including difficulty of winter access and used bags not properly disposed. Ultimately, Vic concurred with the board's position. Vic went on to request assistance from the PHOA for the installation of radar speed signs on Big Spruce. Holly noted she agreed with his request and would discuss with the board. Subsequently, the board approved \$6,000 for the installation of two radar speed signs in 2020 on Big Spruce Way and Wagon Wheel Way. Cory and David to follow up with Derrick in the next few months to get the projects scheduled for next year.
7. David updated the board on fire mitigation efforts recently completed. He provided a summary of work completed to date, costs incurred and with anticipated projects during the winter 2019/2020 into the following year (document attached).
8. No other matters of business discussed or voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Holly Smith
President