

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION AND PINEBROOK MASTER ASSOCIATION
JANUARY 9, 2020 – 7:00 P.M. – GORGOZA MUTUAL WATER COMPANY OFFICES
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

THOSE PRESENT: Holly Smith, David Geffen, Scott Schofield, Steve Warner, and Cory McNeely, sec/treasurer. Dan Schofield, Mike Jamison and Julie Nirula were not present. No homeowners were in attendance.

1. Holly brought the meeting to order.
2. Minutes from the November 4, 2019 board meeting were reviewed. Steve made the motion to approve. David seconded, vote all in favor.
3. Financial statements for the year ended December 31st were reviewed. Cory noted that at year end, operating cash balances totaled \$56k, with \$82k in reserves and \$65k in refundable construction deposits. For the year, operations ended with a \$4k budget deficit primarily due to R&M costs at Ecker Hill Park, purchase of tennis court keys and less than budgeted architectural review fees.
4. Cory noted the US Bank savings account hadn't been opened yet, as the application required a 2nd signature from an officer that wasn't available during the holidays.
5. Cory updated the board on collection efforts for Heuscher. He was served notice of the complaint but did not respond. Deb continues to follow the legal procedure to collect, which takes several months but could result in the PHOA taking ownership of his Bear Hollow property to satisfy the debt. Cory to keep the board updated.
6. David noted he would thank Derrick for the County's efforts to install speed signage throughout Pinebrook. He also suggested the portable speed limit sign be placed on Ecker Hill Drive in the spring, as residents on that street have continued to be frustrated by vehicular speeds on their street.
7. Holly discussed planning an appreciation dinner for Dan and Ted. It was suggested the dinner be at the Grubsteak Restaurant in February. Steve noted he'd follow up with the staff on scheduling a reservation. Exact date and time TBD.
8. The annual PHOA meeting was scheduled for April 16th at 7pm.
9. The next PHOA board meeting was scheduled for March 5th, or March 26th if necessary.
10. No other matters of business discussed or voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Holly Smith
President