

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
AUGUST 4, 2020 – 7:00 P.M. – REMOTELY VIA ZOOM VIRTUAL MEETING
7950 PINEBROOK ROAD, PARK CITY, UTAH 84098**

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

1. Meeting was brought to order.
2. Minutes from the June 16, 2020 board meeting were reviewed. David made the motion to approve. Julie seconded, vote all in favor.
3. Financial statements for the six months ended June 30th were reviewed. It was noted budget to actual through June reflected \$6,300 budget surplus and cash balances were adequate to cover future increases in the PMA assessment, fire mitigation efforts and capital replacement costs. General discussion followed.
4. Cory noted that tennis and pickleball court committees of users had been formed to help with the signup process, which has now been created online. He noted the lock originally purchased for the pickleball court didn't work as expected and that a new gate will need to be fabricated with a deadbolt.
5. The board discussed the renewed interest in the pool project. Discussion continued, with history of the project given and concerns about costs and obtaining new bids for the project. Cory noted that the PMA had been contacted to discuss whether the last could be used for pickleball or tennis courts rather than a pool facility. Julie and David will contact the PMA regarding the project. In the meantime, it was suggested a poll be submitted on Nextdoor.com and included in a newsletter.
6. The purchase of two solar powered radar display signs was discussed. It was noted they would be installed on Wagon Wheel Way and Big Spruce Way at locations TBD. Cory was given the go-ahead to get the signs ordered.
7. David discussed new emergency fire evacuation route signage for the access road in Pineridge. He noted the County installed several No Parking signs along the road, and that the current signage installed by two homeowners accessed by the road should be replaced with signage that better indicate the road can be used for emergency evacuation purposes. He proposed add'l signage at the top of the road as well that also indicate it can be used for emergency evacuation purposes.
8. David discussed recent fire safety committee activities and accomplishments. He noted he should have two legitimate bids for additional fire mitigation work in the open space. Because some of the work will be near Gorgoza Water Co's facilities, they could pay for some of the mitigation work.
9. Julie noted several cars in various states of disrepair were in the driveway of Ed Lowsma. Scott was volunteered to contact him about it. Cory to follow up.
10. There was general discussion of other CC&R related issues in Pinebrook, including home paint colors, parked vans and follow up on approved building projects. No matters voted upon.
11. Cory noted bright signage to be placed on debris piles had been ordered and received. To be placed in the coming days.
12. Cory was asked to contact Lon Thomas regarding the semi trailer being parked on his property.

13. The next PHOA board meeting was scheduled for October 6th at 7pm.

14. No other matters of business discussed or voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Holly Smith
President