

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
OCTOBER 6, 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, Scott Schofield, Holly Smith and Cory McNeely, sec/treasurer. Dan Schofield and Steve Werner were not present. No homeowners were in attendance.

1. Meeting was brought to order.
2. Minutes from the August 4, 2020 board meeting were reviewed. David made the motion to approve. Julie seconded, vote all in favor.
3. Mike asked about items from the prior meeting, specifically Ed Lowsma's property, CC&R enforcement and semi-trucks at Lon Thomas' home. Scott noted he spoke to Ed; his property was cleaned up soon after. Scott and Cory commented that historically, issues were dealt with as they were reported by residents. Scott noted he would drive the neighborhood and watch for things needing attention.
4. Financial statements for the eight months ended August 31st were reviewed. It was noted budget to actual through August reflected \$6,628 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.
5. Cory discussed the nightly rental activity at 7325 Pineridge Drive. He noted that neighbors had reported renters in the house, and upon further investigation found it advertised on VRBO.com. Cory noted the matter was discussed with Deb and she would be writing the owners a letter explaining nightly rental activity was not allowed. The board further discussed having Deb require the garage door be replaced with what was spec'd in their plans or the PHOA would use their deposit to replace the door themselves. It was suggested an April 2021 deadline to have the door replaced. It was also noted that fines and penalties as allowed by the Rules and Regs be assessed. Cory to continue follow up with Deb regarding the letter to the owners and penalties.
6. The PMA arranged for a fall chipping service to be held the weekend of October 9 – 11th. The board suggested Tony drive through the neighborhood and pick up piles of debris and branches that have been left and not chipped this summer. Cory to follow up with Tony. David asked the board whether there was any objection to him being trained on using the PHOA wood chipper. Cory to follow up with State Farm Insurance regarding liability.
7. David and Julie noted there was progress being made on reviving the pool project. They toured the Sun Peak and Quarry Springs pool facilities, which provided good information on how the pool was funded and maintained.
8. Cory noted the speed display radar signs should be delivered any day but would follow up with the supplier.
9. David discussed recent fire safety committee activities and accomplishments. He noted Alpine Forestry has done a great job and continues to clear deadfall from PMA and PHOA property. He also noted they have had five volunteer days and over 200 hours of volunteer time helping with fire mitigation efforts.
10. Cory noted the property at 7100 Canyon drive has recently been purchased by a corporation, raising concerns over corporate events similar to issues experienced with Mike Drew's activity on Buckboard Drive. David noted he would follow up with the agent who sold the home. Cory also noted he has Deb to contact the property owners requesting additional information on use of the home.

11. Hunters using Pinebrook's private trails to access public hunting land was discussed. The board acknowledged that Pinebrook residents could use the trails, and signage has been placed at trailheads and at the entrance to Pinebrook stating hunting access wasn't allowed.
12. Cory noted an annual meeting should be held, however, considering COVID the board discussed not holding a meeting this year but defer until next year. Cory to follow up and research online meeting options along with online voting options.
13. The next PHOA board meeting was scheduled for November 10th at 7pm.
14. No other matters of business discussed or voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Holly Smith
President