

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
DECEMBER 1, 2020 – 5:30 P.M. – REMOTELY VIA ZOOM VIRTUAL MEETING**

THOSE ATTENDING: David Geffen, Mike Jamison, Julie Nirula, Scott Schofield, Holly Smith, Steve Warner and Cory McNeely, sec/treasurer. Dan Schofield was not attending. No homeowners were in attendance other than Colleen Bell and Cory Johnson as members of the Pinebrook Pool Committee.

1. Meeting was brought to order.
2. David introduced Colleen Bell and Cory Johnson, both Pinebrook residents and members of the Pinebrook Pool Committee. David began by summarizing the historical work done by prior residents to have a pool built in Pinebrook. He went on to discuss a timeline of events and accomplishments the current pool committee has completed since August 2020. David noted the key dates moving forward with a proposed opening date of the pool scheduled for May 2022.
  - a. December 2020 - Mailer to be sent to all Pinebrook residents.
  - b. January 2021 - \$250 refundable reservation deposits and executed membership agreements due. Membership limited to 200, if 100 deposits are received those deposits become nonrefundable.
  - c. March 2021 – first membership fee payments due.
  - d. May/June 2021 – If at least 160 households apply for membership, will proceed with construction.
  - e. August/Sept 2021 – If less than 200 households apply, membership and maintenance fees adjusted upward. Second half of membership fee is due.
  - f. March 2022 – First annual maintenance fee due.
  - g. May 2022 – Anticipated facility opening date.
  - h. Annual maintenance budgeted at \$150,000, or \$750 per member.
  - i. “A” Membership – Paid in full for \$10,000.
  - j. “B” Membership – Paid in installments, total \$11,000 with \$5,000 due immediately and balance paid over next six years.
  - k. Refund provision for terminating membership range between \$2,500 and \$7,500 depending on when refund requested, and if an acceptable replacement member is found.

David proposed that part of the funding come as loans from the Pinebrook HOA, Pinebrook Master Association and Gorgoza Water Company before December 31, 2020. Additionally, Pinebrook residents or other individuals in Park City could make loans to the Recreation Center. The loans would be unsecured but earn interest at 4% and payment be amortized over six years and paid in full by or before March 31, 2027. David requested a loan between \$35k and \$75k be made by the Pinebrook HOA.

General discussion followed, no motions made or voted upon at this time.

3. Minutes from the October 6, 2020 board meeting were reviewed. David made the motion to approve. Steve seconded, vote all in favor.
4. Financial statements for the ten months ended October 31<sup>st</sup> were reviewed. It was noted budget to actual through October reflected a \$4,948 budget surplus. General discussion followed.
5. Cory noted that nightly rental activity at 7325 Pineridge Drive continues with several dates reserved in December, January and February. He noted Deb Handley had not received a response to the certified letter sent to the owners dated November 3<sup>rd</sup>. As a follow up today, Deb called Rebecca’s cell phone, sent a text, and followed up with an email and new cease and desist letter with no response. The same letter and attachments would be sent via FedEx for delivery on December 2<sup>nd</sup>. Cory to update the board on Astill’s response.
6. Budget items for 2021 were discussed. Cory noted a new tennis court net would be purchased an

installed and suggested a portable toilet enclosure be built at the pickleball park so users would have bathroom facilities with costs estimated between \$10k and \$15k.

7. The next PHOA board meeting was scheduled for January 19, 2021 at 7pm.
8. No other matters of business discussed or voted upon. Meeting adjourned.

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Cory McNeely  
Treasurer

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Holly Smith  
President