

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
JANUARY 19, 2021 – 7 P.M. – CONDUCTED VIA ZOOM VIRTUAL MEETING**

THOSE ATTENDING: David Geffen, Mike Jamison, Scott Schofield, Holly Smith, Steve Warner and Cory McNeely, sec/treasurer. Dan Schofield was not attending. No homeowners were in attendance.

1. Meeting was brought to order.
2. Cory noted that Darin Caine was invited to attend the meeting to discuss his neighbor's RV and snowmobile trailer, but he has not tuned in to attend the meeting. Cory briefly discussed the issue and related issue of trailer/RV enforcement throughout Pinebrook.
3. Minutes from the December 1, 2020 board meeting and December 1, 2020 annual meeting of the owners were reviewed. Steve made the motion to approve. David seconded, vote all in favor.
4. Financial statements for the year ended December 31, 2020 were reviewed. It was noted the year ended with \$12,768 of net operating income and a surplus budget to actual variance of \$6,069. General discussion followed.
5. The 2021 budget was presented and discussed. A few projects in 2021 were discussed, including new package boxes and a toilet enclosure at the pickleball park. Scott made the motion to approve. Mike seconded. Vote all in favor.
6. The request for a loan from the Pinebrook Recreation Center was discussed. David noted he'd received 40 memberships so far. Holly suggested a vote be moved to month end. No motion made regarding loan.
7. The board discussed who to appoint to Julie Nirula's seat on the board, noting she had moved out of Pinebrook. Sherri Swing was nominated to Julie's seat on the board. Sherri had served for many years in the past then moved out of Pinebrook. She has since moved back to Pinebrook and is willing to serve again. Scott made the motion to appoint Sherri to the board, Steve seconded. Vote all in favor.
8. There was further discussion of RVs and trailers. Scott and Cory noted that the board would usually not get involved in these matters unless there were complaints. Scott and Cory agreed to have a conference call with Darin Caine's neighbor and request his trailer be moved.
9. David mentioned he had negotiated with owners on the private drive into Toll Canyon to have their signs replaced and would discuss the other signage with the County.
10. The next PHOA board meeting was scheduled for March 2nd at 7pm.
11. No other matters of business discussed or voted upon. Meeting adjourned.

Cory McNeely
Treasurer

Holly Smith
President