

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
MARCH 2, 2021 – 7 P.M. – CONDUCTED VIA ZOOM VIRTUAL MEETING**

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

1. Meeting was brought to order.
2. Minutes from the January 19, 2021 board meeting were reviewed. David made the motion to approve. Scott seconded, vote all in favor.
3. Financial statements for the month ended January 31, 2021 were reviewed. It was noted that the 2021 annual assessment invoices are dated 2/1/21 and are not included in this report. General discussion followed.
4. Rental activity at 7104 Canyon Drive was discussed. Cory noted Deb had sent the owner a letter, but as of today there had been no response. Photos have been received from neighbors of cars in the driveway, but they appear to be recurring vehicles. Cory to follow up with Deb regarding any future responses from Mark.
5. Cory reviewed proposed amendments to the Rules that specifically allow for virtual meetings. General discussion followed, Cory to follow up with Deb to clarify or revise as requested.
6. The board discussed a set of penalties specific to nightly rental activity. Cory suggested a daily penalty of 100% of the nightly rental fee, others suggested percentages with “the greater than” language. No motions made or voted upon, Cory asked to follow up with Deb regarding an appropriate amount.
7. David discussed the current status of the Pinebrook Recreation Center’s pool project. He noted there are 61 members who have signed up, which is far short of the required number of members. The PRC board decided to remove the clubhouse from the plans to reduce costs significantly. He noted there are now different membership options as well to increase membership. David noted that in 60-90 days they would have a better idea of whether the project would move forward.
8. Cory noted he had discussed the construction of a porta-potty enclosure at the pickleball court and that it would be good to start the process of finding a contractor to do the work before summer starts.
9. Sherri suggested lines be drawn on the tennis court for two pickleball courts and provide mobile nets. Sherri to follow up with owners in Pinebrook who are avid tennis players.
10. Holly asked that the newsletter be prepared in April with delivery between mid and late April. Content to include spring cleanup days and the pool project.
11. The next PHOA board meeting was scheduled for April 13th at 5pm.
12. No other matters of business were discussed or voted upon. Meeting adjourned. Vote all in favor.

Cory McNeely
Treasurer

Holly Smith
President