

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
APRIL 13, 2021 – 7 P.M. – CONDUCTED VIA ZOOM VIRTUAL MEETING**

THOSE ATTENDING: David Geffen, Mike Jamison, Scott Schofield, Holly Smith, Sherri Swing, Steve Werner and Cory McNeely, sec/treasurer. Dan Schofield did not attend. HOA members Barbara Bretz and C.J. Kilian were also tuned in to the meeting.

1. Meeting was brought to order.
2. Minutes from the March 2, 2021 board meeting were reviewed. David made the motion to approve as corrected. Scott seconded, vote all in favor.
3. Financial statements for the two months ended February 28, 2021 were reviewed. It was noted that collections on the 2021 assessment were at approximately 80-85%. General discussion followed.
4. David updated the board on the pool project, noting they were still behind where they need to be to move forward with construction. He noted the clubhouse was removed from the project which reduced costs, but construction costs continue to rise. He noted if it goes forward, the PRC will pay \$10,000 per year to the PMA for use of the land. David thought they would know in the next 30-60 days whether the project will move forward.
5. Content for the newsletter was discussed:
  - a. Pool project
  - b. Spring cleanup – scheduled for May 29 – June 6.
  - c. Fire prevention – drought conditions
  - d. Speeding
  - e. Nightly rentals
  - f. Any exterior construction/remodeling needs ACC approval
  - g. RV's
  - h. Water use and conservation
6. Holly suggested having a summer party this year, but consider implementing an RSVP scenario so catering can provide a more accurate amount of food for the party. The date and time was tentatively set for August 14<sup>th</sup> at 5pm.
7. Cory noted he had reached out to Deb regarding amendment of the penalty structure for nightly rentals but hadn't heard back. He will follow up with her again.
8. David gave a brief update regarding the fire safety committee, noting they have identified 3 to 4 acres below the spring trail for clean up this summer. He noted he was very pleased with the group of volunteers who have joined the group.
9. The next PHOA board meeting was scheduled for June 15<sup>th</sup> at 6pm at Gorgoza's offices instead of via Zoom.
10. No other matters of business were discussed or voted upon. Motion made to adjourn.

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Cory McNeely  
Treasurer

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Holly Smith  
President