

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
JUNE 15, 2021 – 7 P.M. – 7950 Pinebrook Road, Park City, Utah**

THOSE ATTENDING: David Geffen, Mike Jamison, Scott Schofield, Holly Smith, Sherri Swing, and Cory McNeely, sec/treasurer. Dan Schofield and Steve Werner were not in attendance. Stan Plaisier and Stephen Herrera with the Pinebrook Trails Committee were attending.

1. Holly brought the meeting to order.
2. Stan and Stephen discussed the Pinebrook Master Association's initiatives to reduce the number of non-resident use of the private Pinebrook trail system through the issuance of parking permits. Stan noted that non-resident parking and use has increased dramatically, and vehicles are being used to shuttle mountain bikers to the trails, especially in the Sunridge neighborhood where there's access to public trails near Woodward. He noted several new signs have been installed notifying people the trails are private. The PMA is also planning on issuing two parking permits per household...cost to be determined. Citations will be posted on vehicles, and towing will be enforced after warnings have been issued. Stan asked whether the PHOA would like parking enforced at the Ecker Hill parking lot, but Holly suggested waiting to see how well the parking permits work at the other locations. Stan also noted that if the Southwest Perimeter Trail were maintained, it would allow bikers a way off the mid-mountain trail without dropping through Pinebrook.
3. Minutes from the April 13, 2021 board meeting were reviewed. Sherri made the motion to approve as written. David seconded, vote all in favor.
4. Financial statements for the five months ended May 31, 2021 were reviewed. It was noted that through May there had already been 23 property transfers, which equates to about 50-60 for the year if the trend continues. General discussion followed.
5. David updated the board on the pool project, noting 105 families had signed up, but 65 more were needed to move forward with construction.
6. David gave a brief update regarding the fire safety committee, noting they have had great volunteer efforts this year so far. He noted an evacuation plan still needed to be finalized.
7. Scott discussed water supply, restrictions and usage this year, noting Gorgoza Water had implemented an AMI (Advanced Metering Infrastructure) system so shareholders could monitor their usage in real-time. Among other features, owners will be notified of high water usage, which should help conserve water going forward.
8. The next PHOA board meeting was scheduled for August 17th at 6pm at Gorgoza's offices.
9. No other matters of business were discussed or voted upon. Motion made to adjourn.

Cory McNeely
Treasurer

Holly Smith
President