

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION**

**AUGUST 18, 2021 – 6 P.M. – 7950 Pinebrook Road, Park City, Utah**

THOSE ATTENDING: David Geffen, Scott Schofield, Holly Smith, Sherri Swing Steve Werner, and Cory McNeely, sec/treasurer. Dan Schofield and Mike Jamison were not in attendance. Robin Filion and Pat Pond, 7910 Pinebrook Road, were also in attendance.

1. Holly brought the meeting to order.
2. Robin Filion addressed the board and discussed damage caused to his driveway by roots from trees at the Ecker Hill Park. The board agreed that the trees should be taken out so that Robin can resurface his driveway.
3. Minutes from the June 15, 2021 board meeting were reviewed. Scott made the motion to approve as written. David seconded, vote all in favor.
4. Financial statements for the seven months ended July 31, 2021 were reviewed. General discussion followed. No motions made or voted upon.
5. The board discussed Sherri Swing taking on architectural review coordination duties along with CC&R follow-up and enforcement. Sherri will be paid \$1,200 per month, plus \$30 per hour for months where she exceeds 40 hours of time. David made the motion to compensate Sherri for her efforts. Vote seconded. Four votes in favor, with Sherri Abstaining.
6. The board discussed the garage doors on the Astill's home, noting it looks fine even though it wasn't what was presented to the architectural review committee. It was agreed that the \$10,000 security deposit held by the association should be refunded.
7. RV's and boats were discussed. It was noted there are several around Pinebrook, and that a reminder should be posted on the PHOA website. It was also suggested that Sherri should begin sending letters to those with RV's, etc. in their driveways, especially if it appears someone is living in them.
8. Political signage was discussed, specifically a Trump sign on Pineridge Drive. It was suggested Sherri send that owner a letter, reminding him that per the Rules, political signs are only allowed during general and special elections. The board agreed that, in accordance with the Rules, all other signs except for-sale signs should also be removed.
9. The board discussed a request from an owner to have several dead trees along the creek be removed. Discussion turned to the larger tree removal project slated for this fall. David made a motion for the PHOA to spend \$16,000 on tree removal in PHOA property along the creek. Steve seconded. Vote all in favor. David noted that as part of this project, he would request the additional trees identified by the owner be removed.
10. Cory discussed updating and revising the platform of the PHOA website. He noted reliance on the website has grown, and that the current website lacked functionality. It was also suggested a payment portal be added to the website with fees be passed along to those choosing to pay online. Cory to follow up with Drew Bedford.
11. Scott noted the port-a-potty enclosure at the pickleball courts should be completed this fall. At the same time, the mutt-mitt dispense will be moved away from the seating/picnic area.
12. Cory noted that David secured a proposal to replace the fencing around the pocket park in Pineridge. Cory to follow up.

13. Cory noted that the PMA was moving forward with the parking pass system for Pinebrook residents, and that if complaints are sent to the PHOA, they would be forwarded to the PMA for resolution.
14. Holly noted that the Trails Committee has asked that a mutt-mitt station be installed on the trail up from the Big Spruce Way trail crossing. The board agreed to have one installed, Sherri to help coordinate.
15. The next PHOA board meeting was scheduled for September 14<sup>th</sup> at 6pm at Gorgoza's offices.
16. 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