

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
JANUARY 11, 2022 – 6 P.M. – via Zoom and at 7950 Pinebrook Road, Park City, Utah**

THOSE ATTENDING: David Geffen, Mike Jamison, Dan Schofield, Scott Schofield, Holly Smith, Sherri Swing, Steve Werner, and Cory McNeely. Patrick Hayes and Meghan Zaylor were homeowners in attendance.

1. Holly brought the meeting to order.
2. Minutes from the October 28, 2021, November 16, 2021 and December 2, 2021 meetings were reviewed. David made the motion to approve as written. Steve seconded. Vote all in favor.
3. Cory presented the financials statements at and for the year ended December 31, 2021. Discussions followed, no motions made or voted upon.
4. The 2022 operating budget was presented and discussed. Cory noted the budget was prepared to allocate more of the annual assessment to operations to absorb the increase in the PMA assessment and PMA special assessment. David made the motion to approve the budget. Sherri seconded. Vote all in favor. Mike made the motion to keep the 2022 assessment at \$400. David seconded. Vote all in favor.
5. Parking at the Spring trailhead was discussed, noting the parking area was on PHOA property and whether the PHOA would enforce parking issues if the PMA moves forward with their parking permit program. It was suggested a PHOA board member be included in the PMA's parking committee, Sherri volunteered to do so.
6. The board discussed amendments to the Rules after receiving public comment at the December 2, 2021 meeting. It was noted that leaving the minimum rental period at 30 days would make short-term rental violations difficult to enforce. Sherri made the motion to compromise by proposing to extend the minimum rental period from 30 days to 60 days, rather than 90 days as proposed in the original Rules amendment discussed on December 2nd. Mike seconded. Vote six in favor, one opposed. Motion passes.
7. The board discussed whether restrictions on celebratory or congratulatory signs should be included in the Rules. Scott suggested the Rules should not include restrictions on these types of signs, and the board agreed.
8. Cory noted that some housekeeping items needed to be done, including voting for officers as required by the bylaws at the first meeting after the annual meeting. Sherri nominated Holly as President and Vice President and Scott as Secretary & Treasurer. Dan seconded. Vote all in favor.

The meeting to take public comment again on the Rules amendment was scheduled for March 1st at 6pm at Gorgoza's offices (garage area), with the board meeting at 5:30pm.

9. No other matters of business were discussed or voted upon. Motion made to adjourn. Vote all in favor.

Cory McNeely
Treasurer

Holly Smith
President