

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

MARCH 1, 2022 – 5:30 P.M. – 7950 Pinebrook Road, Park City, Utah

THOSE ATTENDING: David Geffen, Mike Jamison, Scott Schofield, Holly Smith, Sherri Swing, Steve Werner, and Cory McNeely. Dan Schofield was not in attendance.

1. Holly brought the meeting to order.
2. Holly updated the board on a construction related issue at a new home site in Pineridge. Crews have been sandblasting the concrete foundation for aesthetic purposes as requested by the homeowner. In November 2021, a neighbor started complaining about the dust being generated at the site, and complaints started again in late February. (New contractor hired in 2022.) Sherri and Holly responded to the persistent complaints in November and again this year and visited the site on three occasions, most recently for several hours. Holly, Sherri and Scott also communicated with the contractor and a different neighbor directly affected by the dust. The contractor indicated he was EPA certified to do the sandblasting treatment. The neighbor stated he was not bothered by the dust and was satisfied that the HOA would pay for any cleanup needed at his property. Summit County Health Department officials and EPA representatives also visited the site. They reported that the dust being generated was well below health and safety requirements. Holly reiterated that the board members who were involved handled the situation quickly and respectfully.
3. Scott suggested that the architectural committee not allow this type of aesthetic treatment on homes in the future, unless the homeowner is willing to follow all requirements to tent the entire home while the treatment is taken place, which requires significant safety measures for the construction crews.
4. No other matters of business were discussed or voted upon. Motion made to adjourn. Vote all in favor.

Cory McNeely

Holly Smith
President