

MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

MAY 24, 2022 – 6 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah

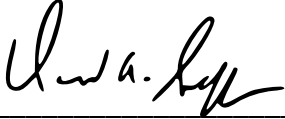
THOSE ATTENDING:

Board Members: David Geffen, Mike Jamison, Dan Schofield, Scott Schofield, Holly Smith and Steve Werner.

Others: Sherri Swing (Association Manager/Architectural Control Coordinator) and Cory McNeely (Financial & Billing Manager). No other homeowners were in attendance.

1. **Meeting minutes were reviewed and approved:** Meeting minutes for the April 21st Board meeting were approved as written. All Board members were in favor.
2. **Update on financials:** The financial statements through April 30th (included in the Board package) were reviewed. We still await approximately \$7,700 from a Pinebrook resident that was past due on HOA fees and where the PHOA filed a lien and pursued legal remedies. The proceeds are coming from the sale of the homeowners' second property outside of Pinebrook which was recently sold. Net income year-over-year is down due to higher PMA assessments (including the special assessment) which was absorbed by the PHOA (meaning that there was no PHOA assessment increase for the 2022 calendar year).
3. **Speed sign on Big Spruce:** Sherri did not have the opportunity speak with Tony Sirianni who handles Property Maintenance about relocating the sign. Derrick Radke of Summit County Public Works had previously indicated to David that it would be fine for the PHOA to move the sign to a better location near 3494 Big Spruce.
4. **Fire safety update:** David updated the Board on (a) the grant award which was just received by the Pinebrook community (more details are in the attached email which was sent to the Board on May 24th), and (b) the success of the WILDFIRE SAFETY & PREVENTION community event which was held at Pinebrook Park event on May 7th and which we believe was attended by more than 100 residents. Videos of the speakers can be found on the PMA website via the Pinebrook Fire Safety web page: <https://pinebrookmasterassn.org/fire-safety/>.
5. **Welcome Package for new residents:** As discussed at the last meeting, David will work with Sherri to create the one pager and we will try to implement this in the next few months.
6. **Stage Coach and Hitching Post homes with holiday lights:** This had been discussed in our March meeting but is longer a problem. The assumption is that the county addressed the issue with the relevant homeowners. It was agreed that next time the PHOA sends out a letter to homeowners that we will remind the community about the county ordinance on holiday lights.
7. **Next Board meeting:** The Board determined that the next Board meeting will be held on September 13th at 6pm at Gorgoza Water Company's offices.
8. **Next PHOA general meeting:** The Board agreed that the general meeting will be held October with the date to be set at the September Board meeting.

9. **Adjournment:** No other matters of business were discussed or voted upon. Motion was made to adjourn. All voted in favor.

A handwritten signature in black ink, appearing to read "David Geffen", written in a cursive style.

David Geffen
Secretary

Pinebrook Fire Safety Grant Award

From: Don Brown (donb@utahskies.org)

To: guillemot1@yahoo.com; nickcomo@gmail.com; mjuryurbanforestry@gmail.com; elizabeth.krug@gmail.com; mikejsmail7@gmail.com; drschofield44@gmail.com; stephan.p.herrera@gmail.com; holly.s@pbhoa.org; david.g@pbhoa.org; mike.j@pbhoa.org; scott.s@pbhoa.org; steve.w@pbhoa.org

Cc: cvm@whitestarconsultancy.com; Sherri.s@pbhoa.org

Date: Tuesday, May 24, 2022, 07:50 AM MDT

PMA and PHOA Board Members,

Pinebrook's Fire Safety Committee is excited to notify you that its effort to obtain grant funding through Utah's Watershed Restoration Initiative has been SUCCESSFUL! The Pinebrook community has been awarded \$264,000 which in combination with our community's required match of \$88,000 means that Pinebrook will be able to spend more than \$352,000 for fire fuel management work from July 1, 2022 thru June 30, 2023. The grant funds awarded include:

Open Space Fuel Management (for PMA and PHOA open space)

Fire fuel management, forest health, fire risk reduction

\$150K grant

\$50K required match (from 2022 annual and special assessments) (3/4 grant, 1/4 PMA/PHOA)

(\$10K in-kind/volunteer hours, independent of matching funds)

Assuming \$2500/acre work rate and \$200K available,

80 acres

Open Space Pile Burning (for PMA and PHOA open space)

Removal of biomass from past fuel management work (Assuming 400 piles and \$75/pile work rate)

\$24K grant

\$8K required match (from

2022 annual and special assessments) (3/4 grant, 1/4 PMA)

(\$1K in-kind/volunteer hours)

Private Property Treatments (available to Pinebrook Master Association property owners)

Fire fuel management, forest health, fire risk reduction

\$90K grant

\$30K required match (from Pinebrook private property owners) (3/4 grant, 1/4 private owners)

(\$1K in-kind/volunteer hours)

For the Open Space Work, the Committee will be working on the following in coming weeks:

1. Validating the work areas that we have initially selected for PMA work working with PCFD, Summit County and State fire officials
2. Determining work areas for PHOA work and validating those work areas (as per the above)
3. Engaging with the State to create Requests for Proposals to select state approved contractors to perform the open space work

For the Private Property Treatments program, the Committee is already working on the following:

1. Publicity for the community regarding this grant opportunity
2. Creation of a homeowner application (as grant funds are limited and we want to be equitable to the community taking into account the grant requirements/goals)

The Pinebrook Fire Safety Committee is extremely grateful for both the PMA and the PHOA Boards' past support of our Committee's efforts. We have been told that financial support together with all of our Fire Safety Committee efforts over the past 3 1/2 years were the keys to our having received these grant funds. We will continue to keep you apprised as we move forward and before any final decisions are made regarding open space work areas,

amounts to be spent by the PMA and PHOA and how we intend to make the private property treatment grant monies available to our PMA property owners. For the avoidance of doubt and in case any of you are wondering, please note that the matching funds required to be spent by our two Boards in connection with this grant have already been approved in our 2022 budgets.

We will answer any questions you may have in the PMA and PHOA Board meetings that are taking place this week.

Regards,
David Geffen
Don Brown
Pinebrook Fire Safety Co-Chairs