

MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

SEPT 19, 2022 – 6 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah

THOSE ATTENDING:

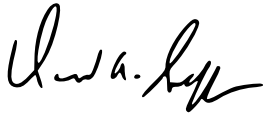
Board Members: David Geffen, Mike Jamison, Dan Schofield, Scott Schofield, Holly Smith and Steve Werner.

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 May 24th Board meeting were approved as written. Dan made a motion to approve and Scott seconded. All voted in favor.
2. **Update on financials:** The financial statements through August 31st (included in the Board package) were reviewed. Since our last meeting we received 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. As noted in April, net income year-over-year is down due to higher PMA assessments (including the PMA special assessment) which was absorbed by the PHOA (in other words, PHOA didn't increase its assessment which includes the PMA assessment so that negatively impacted net income as revenues were approximately the same while expenses increased).
3. **Dog Attack Discussion (Golden dog by Best dogs):** The Board discussed the complaint received from the Goldens regarding multiple attacks against their dog by the Bests' dogs. The Board agreed that they would ask the PHOA Architectural Committee to expedite its review of any request by the Bests or Goldens to add fencing to reduce the likelihood of such incidents in future.
4. **Traffic signage update:** David posted the Board on a list of traffic signage and guard rail issues that he had sent to Summit County for them to address. The County agreed to try to address all of the signage issues before winter. This list includes moving the speed radar sign on Big Spruce to a better location near 3494 Big Spruce.
5. **Fire safety update:** David updated the Board on the following items:
 - (a) Fire risk mitigation projects were identified and prioritized on PHOA and PMA owned properties earlier this year by a group including the Pinebrook Fire Safety Committee, the Park City Fire District and the Summit County Fire Warden.
 - (b) RFPs were sent out to four professional foresters on Sept 13th and included the following work on PHOA owned property:
 - a. Reduce dead and dying trees and thin brush on 3.4 acres of work on PHOA land near the lower Spring Trail. This work is targeted for completion before winter but may occur early in the Spring based on weather and forester availability.

- b. Burn 55 piles of materials created in 2021 higher up on the Spring Trail. Burning is targeted for December after the first snowfalls. The total cost for this work is expected to approximate \$15,000 and approximately 75% is expected to be covered by the Utah WRI Grant. This compares to the PHOA's approved fire mitigation budget of \$12,000 for 2022.
 - (c) Individual homeowners in PMA have been advised by the Fire Safety Committee of their awards to do fire mitigation work on their properties. \$70,000 of WRI first round grant awards were made to 37 individual homeowners. \$20,000 remains for additional homeowner submissions for work to be done by early June 2023. All the information about how this grant program works is available on the PMA website.
 - (d) Volunteer event took place on Sat Sept 17th and two areas were worked – along Spring trail from below Big Spruce up to Buckboard to cut down some dead trees – and adjacent to the second hairpin turn on Canyon Drive. 13 volunteers participated.
- 6. **Dumpster Days:** David proposed reallocating \$1,000 from the PHOA fire safety budget to contribute to the cost of having a fall cleanup weekend for yard waste only in late September or early October. This would pay for part of the cost of running the chipper at the Pinebrook Park for 2 to 2.5 days and for moving chipped material to the dump if required. This \$1,000 is in addition to \$1,500 that remains in the Spring/Fall Cleanup Budget and will be used for this purpose. PMA to cover the remainder of the cost. David made a motion and Holly seconded it. All voted in favor.
- 7. **Pool Update:** David briefed the Board on the status of the Pinebrook Pool project winddown. All households that invested in any of the three pool initiatives (2008, 2014-16 and 2020-21) with addresses known to the Pool Committee have now been refunded their deposits. The Pool Committee did not refund 15 households where it didn't know current addresses. All of those households moved out of Pinebrook over the past 14 years. A motion was made by David to send the final small amount of funds anticipated to remain in the Pool bank account (approximately \$100) to the PHOA once all recently issued refund checks are cashed. Holly seconded. All board members were in favor. Given that the Pool Committee will formally wind down the legal entity which managed the Pool in the near future (including closing its bank account), the PHOA Board agreed that it will review any future refund requests that it may receive on a case by case basis.
- 8. **Pickleball Update:** Sherri advised that the PHOA will likely purchase a new app for residents to use to manage Pickleball reservations starting in 2023. The cost is approximately \$10 per month.
- 9. **Welcome Package for new residents:** Sherri is targeting November 1st for the finalization of the new packages which will be sent to new homeowners. Anyone that moved in on or after September 1st will be targeted to receive one. This package will include: PHOA rules, trail map, fire safety information handout including evacuation map, and information regarding PHOA and PMA websites, etc.

10. **Next Board meeting:** The Board agreed that the next Board meeting will be held on October 25th at 6pm at Gorgoza Water Company's offices. [Subsequent to this meeting, the Board agreed to change this meeting to Tuesday November 15th at 6pm at Gorgoza Water Company's offices.]
11. **Next PHOA general meeting:** The Board agreed that the general meeting will be held on October 25th at 7pm 6pm at Gorgoza Water Company's offices. [Subsequent to this meeting, the Board agreed to change this meeting to Tuesday November 15th at 7pm at Gorgoza Water Company's offices.]
12. **Adjournment:** No other matters of business were discussed or voted upon. Motion was made to adjourn by David. Holly seconded. All voted in favor.



David Geffen
Secretary