

MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

NOVEMBER 15, 2022 – 6 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah

THOSE ATTENDING:

Board Members: David Geffen, 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 Sept 19th Board meeting were approved. Dan made the motion to approve and Scott seconded. All voted in favor.
2. **Update on financials:** Net ordinary income is about \$2k better than budget through October 31st at \$22k. Cash (not including ACC Deposits) is up \$106k year-over-year with a total cash balance of \$239.6k versus \$133.3k in October 31st. There are only nine homeowners that haven't paid their HOA dues yet this year. Three have not paid prior HOA dues and therefore already have liens filed on their homes.
3. **Fire safety update:** David updated the Board on the following items:
 - (a) Burning of piles in Pinebrook: Burning at three areas within Pinebrook was underway last week. About 75% of work complete. One of the three areas is PHOA open space along Spring Creek Trail.
 - (b) New professional forestry work: Delayed for this fall until Spring as a result of the early onset of the winter weather.
 - (c) Application for CWDG grant: Pinebrook applied for \$1.8m in funds in October from this new federal grant program. We hope to know the outcome soon after year-end.
 - (d) Volunteer event took place during Chipper Days in October: Four trailers full of trees/brush material was hauled to Pinebrook Park for chipping by 14 volunteers.
 - (e) Education event took place on Oct 29th: A "Walk with a Firefighter" took place along the Spring Creek Trail led by former Wildland Firefighter and Pinebrook resident Brad Washa.
4. **Fire Safety Disbursement Requests:** David explained that the Fire Safety Committee with approval of the PMA Board had engaged a wildfire safety consultant as project manager for our forestry projects and to write the CWDG grant mentioned above. The expected cost of the project management work, which is beneficial to both the Pinebrook Master Association, and the Pinebrook HOA, is expected to cost up to \$5500, but possibly more. These funds will mostly be spent to oversee professional forestry work being done in connection with the WRI grant in 2022/23 which includes burning all piles made by foresters in 2021 and the new professional forestry work planned on 80-90 acres of additional PMA and PHOA properties in April/May 2023. Writing of the CWDG grant cost \$2723. PMA agreed to cover most of the cost of these efforts since

most of the work benefits PMA. David made a motion for PHOA to cover 20% of the project management work (exact amount not yet determinable but expected to approximate \$1000 to \$1500 for PHOA) plus 25% of the cost of the grant writing work (\$680), with all of these funds coming from our already approved PHOA fire safety budget for 2022, and with PMA paying the consultant's bill directly and the PHOA reimbursing these amounts. Dan seconded the motion. All in attendance voted in favor.

5. **Next Board meeting:** The Board agreed that the next Board meeting will be held in January at Gorgoza's offices but the exact date was not yet determined.
6. **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