

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
SEPTEMBER 14, 2021 – 6 P.M. – 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, sec/treasurer. Vic and Denise Method, 3494 Big Spruce Way, were in attendance. Tara Kelly, resident on Canyon Drive, was in attendance.

1. Holly brought the meeting to order.
2. Vic Method discussed his concerns regarding speeding on Big Spruce Way. Vic suggested new traffic studies be done and compared to the previous one from 2017, however, further discussion culminated with the board agreeing to move the radar speed sign down Big Spruce Way where speeds are greatest.
3. Tara Kelly also discussed her concerns regarding speeding on Canyon Drive and requested whether mirrors could be installed at blind corners on Canyon Drive. The board said they would consider mirrors, but issues such as County approval and snow removal might make it not possible to install mirrors at the locations suggested.
4. Minutes from the September 14, 2021 board meeting were reviewed. David made the motion to approve as written. Sherri seconded, vote all in favor.
5. Financial statements for the nine months ended September 30, 2021 were reviewed. General discussion followed. No motions made or voted upon.
6. The board discussed the nightly rental activity at 7325 Pineridge Drive. Cory noted Deb had not yet drafted the letter. The board discussed penalties and minimum rental period of 90 days to 6 months. It was suggested the Rules be amended to include a penalty schedule specific to nightly rentals and to extend the minimum rental period.
7. Further discussion was held regarding RV's, trailers and boats. Dan and Sherri drove Pinebrook and noted numerous violations. It was suggested Cory draft the letter that will address this matter along with signage and home maintenance. To be reviewed by the board once completed.
8. The board discussed the suggestion that pickleball court lines be painted on the tennis court. No motions were made, however, majority consensus of the board was to not paint PB lines on the tennis court, noting that there was one court for tennis and another for pickleball already. The possibility of the PMA constructing pickleball courts on PMA ground was suggested as the best alternative to dual-use of the tennis court.
9. David noted there was a signed contract with Summitt Foresters for continued fire mitigation work mostly on PMA ground and some on PHOA ground. He noted another volunteer effort was scheduled for the following weekend. Holly suggested treehouses built along the Alf Engen trail be taken down, David noted that was one of the tasks for the coming weekend.
10. David noted the efforts to construct a pool in Pinebrook were coming to an end due to lack of enough support to fund the project.
11. The annual meeting was scheduled for November 2, 2021 at 6pm. Tentatively, the location would be at the Park City Day School multi-purposes gym if allowed. If not, location to be determined.
12. The next PHOA board meeting was scheduled for October 12, 2021 at 6pm at Gorgoza's office building.

13. The PMA schedule a fall cleanup for October 8-11th which will include the woodchipper and dumpsters as in the spring, but for a shorter duration.
14. No other matters of business were discussed or voted upon. Motion made to adjourn.

Cory McNeely
Treasurer

Holly Smith
President