

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS  
ASSOCIATION  
OCTOBER 12, 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. Sherri made the motion to move the annual meeting date to November 16<sup>th</sup> to allow time to determine changes and provide the required notice period. Cory to follow up on procedures for amending Rules.
7. David noted that fire mitigation work concluded on October 9<sup>th</sup>. He noted that the owner at 7494 Pinebrook Road, who had requested trees be removed from their property, should contribute in an 80/20 split of the cost of removal.
8. Yard signs and RV's were discussed, noting sufficient time had passed since owners received the letter clarifying the Rules as they apply to signs and RV's. Sherri noted she would send letters to those with remaining signs and RV's.
9. The next PHOA board meeting was scheduled for November 16<sup>th</sup> prior to the annual meeting at Park City Day School.
10. No other matters of business were discussed or voted upon. Motion made to adjourn.

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Cory McNeely  
Treasurer

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Holly Smith  
President