

**MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION**

MARCH 1, 2022 – 6:00 P.M. – 7950 Pinebrook Road, Park City, Utah

THOSE ATTENDING: David Geffen, Mike Jamison, Scott Schofield, Holly Smith, Sherri Swing, Steve Werner, and Cory McNeely. Dan Schofield was listening by phone.

1. Holly brought the meeting to order.
2. Cory summarized the amendments to the Rules to be discussed at the meeting, and that public comment will be heard before a vote taken by the board whether to adopt the amended Rules.
3. Lengthy discussion followed, few owners introduced themselves and there was little order to the meeting. Holly made the effort to allow everyone an opportunity to speak, amid constant interruptions. The board explained the reason for the increase from 30 to 60 days was to discourage potential buyers from buying homes in Pinebrook as short-term rentals, and to make it harder for existing homeowners to market their homes on major websites. It was noted that the PHOA received a judgment in its favor in 2009 prohibiting nightly rentals, and the association was simply trying to close a loophole that owners were using to rent their homes on a short-term basis and enforce the association's position on short-term rentals.
4. Several members expressed their opinions that they should be allowed to do whatever they want to with their properties, and that the PHOA was taking away or infringing on their rights. Other comments, including comparing the board's actions to the Nazi Party and amending Rules without member vote was illegal (Note, the board followed all procedures as provided by the PHOA's attorney and as required by the Utah Condominium Act), US postal delivery of notices was archaic, and why doesn't the association ask real estate agents/title agents to notify buyers that short-term rentals are prohibited (the PHOA does this already).
5. A board member asked by show of hands who was for and against increasing the minimum rental period to 60 days, and also asked if there was anyone in favor of having short-term rentals in Pinebrook. All were against short-term rentals, but most were against changing the rental period because it took away their rights.
6. A member suggested contacting Summit County regarding their requirement that rentals must not be for less than 30 days, noting the County may help enforce prohibiting short-term rental activity.
7. Two members expressed their support of the longer rental terms, and one suggested the minimum be longer.
8. Clarifications were made after questions were raised regarding the change to the signage Rule.
9. At the conclusion of public comment, the board moved to executive session for further deliberations. David made the motion to adopt the amended Rules as drafted with the exception of keeping the minimum rental period at 30 days, rather than 60 days as proposed. Holly seconded. Six votes were in favor, one vote against keeping the minimum rental period at 30 days. Motion passed by majority vote.
10. No other matters of business were discussed or voted upon. Motion made to adjourn. Vote all in favor.

Cory McNeely

Holly Smith
President