

**2021 ANNUAL MEETING OF THE MEMBERS OF THE PINEBROOK HOMEOWNERS
ASSOCIATION
NOVEMBER 16, 2021 - 6:00 P.M.
PARK CITY DAY SCHOOL, 3120 PINEBROOK ROAD, PARK CITY, UT 84098**

BOARD MEMBERS ATTENDING: David Geffen, Mike Jamison, Scott Schofield, Holly Smith, and Sherri Swing. Steve Warner and Dan Schofield were not in attendance. Cory McNeely, sec/treasurer also in attendance.

Holly brought the meeting to order.

1. Holly introduced the current members and officers of the Pinebrook Homeowners Association board of directors.
2. Financial statements for 2020 and the operating budget for 2021 were presented. Cory noted due to the delays in holding the meeting due to COVID, the financials presented were from 2020 because 2021 wasn't over yet, and the 2022 operating budget hadn't been approved yet. General discussion followed.
3. Community projects were discussed, including the portable bathroom enclosure at the Pickleball court. It was noted the project stalled due to the lack of contractors with available time to do the project in 2021. To be completed in 2022.
4. David discussed projects taken on and completed by the Fire Safety Committee. He noted there were three things important with fire safety for communities: Education, Volunteer Events, and Professional Forestry. David discussed work completed along Buckboard and Stagecoach Drives, noting there were about 65 burn piles behind Buckboard Circle to be burned when conditions become favorable.
5. Speeding in Pinebrook was discussed. David noted four radar speed display signs have been installed on streets in Pinebrook by the HOA, but also noted there are several things our association cannot do per Summit County, including street lines, mirrors, speed bumps and 4-way stops to control speeds.
6. Elections to fill the positions for two board seats were held. Incumbents were Sherri Swing and Steve Werner. Holly asked whether there were any nominations for new board members, there were none. The motion was made to reelect the two incumbents by vote of acclamation. Motion seconded. Vote all in favor.
7. No other motions were made or voted upon. The motion was made to adjourn. Motion seconded. Vote all in favor.

Cory McNeely
Treasurer

Holly Smith
President