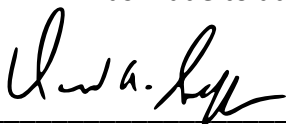


MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

MAY 2, 2023 – 6 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah

THOSE ATTENDING: **Board Members:** David Geffen, Scott Schofield, Holly Smith and Shauna Wall. Steve Werner and Chris OConnell joined late. **Others:** None attending.

1. **Meeting minutes were reviewed and approved:** Meeting minutes for the February 15, 2023 Board meeting were reviewed and approved. Holly made the motion to approve and Shauna seconded. All voted in favor.
2. **Update on financials:** \$359k of cash in the bank at end of March (not including Homeowner Architectural Deposits). \$107.8k of ordinary income and \$137.5k of net income for January through March 2023 (driven largely by collections of homeowner dues assessments in the first quarter which far exceeded first quarter expenditures).
3. **Fire Safety Update:** David provided several updates: 1. FLASH grant program money is still available for homeowners doing work before June 15th provided they apply and follow program guidelines. 2. There will be a fire safety Community Fire Awareness event in the Pinebrook Park on May 20th from 10-1. It will be advertised shortly. 3. Professional forester work on PMA property will start later this month as all work needs to be done by approximately June 15th so that we can get WRI grant reimbursement.
4. **PMA Board Members and Delegates:** Holly will reach out to Don to see what is required to ensure our PHOA Delegate(s) are known to the PMA and invited to Delegate meetings. Scott is willing to serve as Delegate to the Board and eventually as a Board member.
5. **Pocket Park on Canyon Drive Hairpin Turn:** The Board discussed the fact that the side of the road adjacent to the Canyon Drive park has collapsed. The affected road side was occasionally used for parking. Board members will look at this area before the next meeting and consider whether the park should be moved given the lack of parking available in that area and the minimal use of that park by the community.
6. **Pinebrook Spring Dumpster/Chipping Dates:** The dates will be May 27th to June 4th.
7. **Next Meeting:** The Board selected Tuesday Sept 12th as the date for the next Board meeting at 6pm at Gorgoza's offices.
8. **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