

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

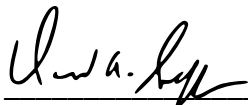
**AUGUST 24, 2023 – 6 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah**

THOSE ATTENDING: **Board Members:** David Geffen, Dan Schofield, Scott Schofield, Holly Smith and Shauna Wall. Steve Werner and Chris OConnell were not in attendance. **Others:** None attending.

1. **Meeting minutes were reviewed and approved:** Meeting minutes for the May 2, 2023 Board meeting were reviewed and approved. Scott made the motion to approve and Shauna seconded. All voted in favor.
2. **Update on financials:** \$339k of cash in the bank at end of July (not including Homeowner Architectural Deposits). \$228k of total income and \$83k of net income for January through July 2023. Comparable 2022 figures were \$284k of cash and \$61k of net income.
3. **Dumpster Days:** The Spring 2023 clean-up significantly exceeded budget and was difficult to manage. Plans for this fall and next Spring were discussed. The Board was unanimously in favor of a scaled back Spring and Fall chipping only program for approximately 2-3 days with the cost being split 50/50 with the PMA. The Board was unanimously opposed to continuing the tradition of providing dumpsters in the Spring given the excessive cost and the inability to police the program effectively. David was tasked with communicating this PHOA recommendation to the PMA Board.
4. **Trail Parking, Signage and other issues:** Brief discussion on this topic but it was determined that that PHOA Board really needed to get an update from the PMA Trails Committee on current initiatives and the success of the trailhead parking program. David was tasked with inviting the Trails Committee to our next scheduled PHOA meeting.
5. **PHOA Representation on the PMA Board:** For the first time in many years the PHOA does not have a Board member on the PMA Board. Scott volunteered to serve on the PMA Board for the PHOA if the PMA would appoint him to a Board seat which can be added. Holly agreed to serve as a backup. David was tasked with communicating the PHOA's request to have Scott considered for an appointment to the PMA Board at the next PMA meeting in October.
6. **Pinebrook Traffic Safety:** The Board discussed signage and other issues in Pinebrook. The Board was appreciative that the County did a very good proactive job of addressing down signs throughout Pinebrook this Spring/Summer without us having to specifically request anything being repaired. David noted that the County recently installed the Emergency Fire Evacuation signs on Pine Ridge Drive that we had previously requested.
7. **Fire Safety Committee Update:** David provided several updates: 1. New Utah WRI grant received for Pinebrook of \$220k for fire safety work to be performed thru

6/30/24. 2. Handout showing project work completed and amounts spent by PHOA and PMA between 2022 and 2024 was reviewed. 3. Handout listing potential fire safety projects recommended by the Pinebrook Fire Safety Committee for PMA/PHOA for fire safety work thru 6/30/24 was reviewed and there was unanimous support by the PHOA Board for those projects. The largest proposed expense was the burning of the piles constructed during the fire safety mitigation work done in Spring 2023. That work will likely get done in November of December 2023. The second largest proposed expense was a new grant program (FLASH 2.0) for Pinebrook residents to do fire mitigation work on their properties. Included in the proposed projects is fire mitigation work (cutting and piling) on PHOA Open Space below Ridge Way and above the Pine Ridge Drive mailbox station.

8. **Other Community Issues:** A family in Pinebrook requested approval to put a bench on HOA open space in honor of their son who recently passed away. The Board agreed this request was conceptually OK subject to costs being covered by the family and the location and design being approved by the Board. David provided a brief update on the state of the two play structures in upper Pinebrook. Options are still being considered to fix/improve the play structure on Ridge Way and to remove the structure on Canyon Drive. It was mentioned that the PMA Board has a group looking into the possibility of adding a cell tower within Pinebrook to address the service area gap.
9. **Next Meeting:** The Board selected Tuesday Sept 26<sup>th</sup> as the date for the next Board meeting at 6pm at Gorgoza's offices.
10. **Adjournment:** No other matters of business were discussed or voted upon. Motion was made to adjourn by Scott. Holly seconded. All voted in favor.



David Geffen  
Secretary