

## ANNUAL MEETING OF THE MEMBERS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

**NOVEMBER 15, 2022 – 7 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah**

THOSE ATTENDING:

**Board Members:** David Geffen, Dan Schofield, Scott Schofield, Holly Smith and Steve Werner.

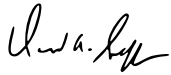
**Others:** Sherri Swing (Association Manager/Architectural Control Coordinator) and Cory McNeely (Financial & Billing Manager).

**Homeowners:** See attached list of attendees that signed the attendance sheet at the meeting.

1. **Introductions:** Each member of the Board in attendance introduced themselves, as did Sherri and Cory.
2. **Presentation and review of 2021 financial statements and operating budget for 2022:** Cory reviewed the attached financial statements highlighting that the PHOA had a healthy cash balance for its current needs. It was noted that the last HOA fee increase was in 2019 and that no increase is currently expected for 2023 even though the Pinebrook Master Association (PMA) may increase its HOA fee for residents for the fourth consecutive year (currently \$147 per residence) and that PMA fee is included within the PHOA HOA fee charged to members of the Pinebrook HOA.
3. **General Update of PHOA Activities and Community Projects:** Holly noted that a restroom was built at the Pickleball Court in 2022. David noted that the PHOA has been working with the county each year to ensure road signage and guard rails within Pinebrook remain in good repair and that the County has done a terrific job in recent years in working with us on these efforts.
4. **Fire Safety Committee Update on Fire Mitigation Efforts completed by Pinebrook HOA and Pinebrook Master Association:** David provided an overview of the professional forestry work completed by the Pinebrook Fire Safety Committee over the past three years, the work underway presently which is being partly funded by a state WRI grant, the homeowner grant program which still has funds available to homeowners that apply for funds (via the PMA website) and undertake fire risk mitigation work on their private properties before May 31<sup>st</sup>, and the professional forestry work planned for 2022/23. He noted that in the past three years that 40 acres had been treated and that the burning of material from 2021 was currently underway by Alpine Forestry, a local forestry company. He also noted that volunteer events and community education events are an important component of Pinebrook's efforts, encouraged everyone to review the fire safety resources on the PMA website, and noted that the Pinebrook Fire Safety Committee participates as part of a monthly working group called the Western Summit County Fuels Committee.
5. **Election to fill two, three-year terms:** Holly advised that two current members of the Board whose terms were expiring were running again for seats on the Board (David

Geffen and Dan Schofield). Holly asked if anyone else in the room would like to self-nominate themselves to also run. No one else nominated themselves. A motion was made by one of the homeowners attending for a vote to approve the new terms for David and Dan by acclamation. That motion was seconded by another homeowner. A voice vote was taken and all homeowners in attendance voted in favor.

6. **Discussion of other matters:** Dan asked the homeowners in attendance if there were any projects they were looking for the PHOA Board to undertake. No specific suggestions were made.
7. **Adjournment:** No other matters of business were discussed or voted upon. A homeowner made the motion to adjourn and another seconded. All voted in favor.



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David Geffen  
Secretary