

MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

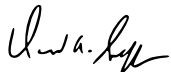
SEPTEMBER 26, 2023 – 6 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah

THOSE ATTENDING: **Board Members:** David Geffen, Chris OConnell, Dan Schofield, Scott Schofield and Holly Smith. Steve Warner and Shauna Wall were not in attendance. **Others:** Sherri Swing (Association Management & Architectural Control) and Brenda Hedden.

1. **Request for Roxii Memorial:** Brenda Hedden joined the meeting and made a request for a memorial sign or bench for Roxii if the community donated the funds to pay for it. The Board indicated a willingness for a bench in memory of Roxii and other moose that have lived their lives in Pinebrook over the years. The Board requested that Brenda provide a follow-up proposal to the Board for consideration at a future board meeting.
2. **Meeting Minutes were reviewed and approved:** Meeting minutes for the August 24, 2023 Board meeting were reviewed and approved. Scott made the motion to approve and Holly seconded. All voted in favor.
3. **Update on financials:** As of the end of August:
 - Cash of \$325k in the bank (not including \$116k Homeowner Architectural Deposits).
 - Net Ordinary Income year to date through August was \$37,514 compared to \$42,164 for the same period last year. Significant Repair and Maintenance expense was incurred for the mailbox hut at the top of Pinebrook Road this year, along with spring cleanup expenses that far exceeded the previous year to date.
 - Year to date Budget vs. Actual reflects Net Ordinary Income of \$37,514, which is \$13,466 less than budgeted for the current year to date. Variance is primarily due to the spring cleanup and mailbox hut maintenance as mentioned above.
 - HOA Dues Collections were at approximately the same level as last year. 10 of our 600+ owners haven't paid the current year assessment and 4 are behind more than one year. Liens have been recorded on those properties. Late fees continue to be assessed and statements sent to the remaining owners with outstanding balances.
4. **Discussion of Rocky Mountain Power Line upgrade through Pinebrook:** The Board discussed the outcome of the Snyderville Basin Planning Commission meeting earlier this month where approval was granted for Rocky Mountain to upgrade ~4.4 miles of an existing Rocky Mountain Power transmission line (~73 poles) within Summit County. The purpose of the project is to upgrade the lines as part of an ongoing effort for wildfire mitigation which includes pole replacement, line replacement, and average height increase. Scott Schofield had attended that meeting together with Don Brown of the PMA. Representatives of the PHOA and PMA had met prior to the Planning Commission meeting to discuss concerns about the project and so that some concerns could be raised at that meeting on behalf of PHOA homeowners that will be impacted because their homes are adjacent to the power line being upgraded. The Board brainstormed

actions that could be taken to mitigate the impact of Rocky Mountain's planned work on the community. One idea that the Board came up with was trying to see if we could get Rocky Mountain to re-route the lines to existing poles they have adjacent to I-80. It was agreed that representatives of the PHOA Board would coordinate with the PMA Board and then reach out to Rocky Mountain as soon as practical to discuss that possibility.

5. **Discussion of Open Space Risk Issues:** The Board discussed concerns about potential liability associated with the PHOA owning and allowing the community to use our HOA open space. Some Board members were wondering whether it would be useful to add signage saying that if you use our open space that you do so at your own risk. Since PMA has similar risk issues It was agreed that a few members of the Board would try to arrange a meeting with members of the PMA Board and legal counsel for each Board to discuss whether we should add signage.
6. **PHOA Representation on the PMA Board:** Scott updated the Board that after consultation with the PMA Board, it was determined that instead of PMA adding a member of the PHOA Board to the PMA Board now via an appointment that we would instead put a candidate up for election at the next PMA election. Scott previously stated a willingness to join the PMA Board to represent PHOA.
7. **Other Community Issues:** Sherri indicated there was a PHOA member that had been in touch to express unhappiness that the PHOA Board had not taken a stand against the Affordable Housing Project on the tennis court site across from the Park City Day School within the broader Pinebrook community. The Board discussed this and agreed it would have been difficult for the Board to take a position on this project given it was unclear whether most of the community would support or be against the project.
8. **Next Meeting:** The Board selected Tuesday December 5th as the date for the next Board meeting and Annual meeting, at 5pm and 7pm respectively at Gorgoza's offices.
9. **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