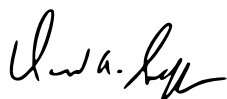


MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

DECEMBER 3, 2024 – 630 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah

THOSE ATTENDING: **Board Members:** David Geffen, Scott Schofield, Holly Smith, Shauna Wall, Chris OConnell and Steve Warner. Dan Schofield was not in attendance. **Others:** Sherri Swing (Association Manager/Architectural Control Coordinator) and Cory McNeely (Financial & Billing Manager). No other homeowners were in attendance.

1. **Meeting Minutes were reviewed and approved:** Meeting minutes for the November 12, 2024 Board meeting were reviewed and approved. Scott made the motion to approve and Shaunna seconded. All in attendance voted in favor.
2. **Update on financials:** As of the end of November 30, 2024:
 - Cash of \$296k was in the bank (not including \$70k of Homeowner Architectural Deposits).
 - Net Ordinary Income through Nov 30th was \$2.5k as compared to a budgeted loss of \$2.5k. The results were better than budgeted as a result of the elimination of “dumpster days” in 2024 and smaller than budgeted legal fees.
 - As of November 6th, the PHOA had 9 accounts past due. 3 homeowners owe PHOA fees for more than just 2024 and those 3 homes all have liens on them for the amounts owed. The largest balance owed is \$1.7k.
3. **Discuss options for the hiring of an excavator for the Ridge Way pocket park:** The Board discussed the two estimates that were received and were very similar in total cost. The Board selected the contractor that they felt more comfortable utilizing.
4. **Fire safety update:** David updated the Board on the forestry work currently underway which includes burning of material on PHOA owned land that was cut and piled last Spring. 80% of the cost is being covered by a State grant. That work is going very well but will continue for a couple more weeks.
5. **Next Meeting:** The Board selected Tuesday March 4th as the date for the next Board meeting, at 6pm at Gorgoza’s offices.
6. **Adjournment:** No other matters of business were discussed or voted upon. Motion was made to adjourn by Shaunna. Scott seconded. All voted in favor.



David Geffen
Secretary