

MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

APRIL 8, 2025 – 6 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 in attendance:** Sherri Swing (Association Manager/Architectural Control Coordinator), Ben Johnson of 3555 Wagon Wheel and Tony Siriani of 7806 Boothill Drive.

1. Introduction of attending homeowners:

- a. Ben Johnson introduced himself and explained to the Board his desire to build a trailer pad on his property. Ben was referred to the Architectural Committee.
- b. Tony Siriani introduced himself to the members of the Board he hadn't previously met, explained he has lived in Pinebrook since 1990 and has been taking care of our Pinebrook HOA open spaces for more than 20 years. Tony looks after Ecker Hill Park, the pickleball and tennis courts, the parking lots, the mailbox stations and does winter and sidewalk clean-ups as needed. Board members asked some questions and thanked Tony for all his efforts on behalf of PHOA over the years.

2. Meeting Minutes were reviewed and approved: Meeting minutes for the Annual Homeowners Meeting and the Board meeting both held on December 3rd were reviewed and approved. Shauna made the motion to approve and Chris seconded. All in attendance voted in favor.

3. Update on financials: As of March 31, 2025:

- Cash of \$343k was in the bank (not including \$75k of Homeowner Architectural Deposits).
- Net Ordinary Loss through March 31st was \$7.8k. Legal expenses related to a lawsuit filed against the HOA for an injury that occurred on open space and survey expenses for an easement that is adjacent to PHOA open space were the primary reasons for the loss.
- PHOA assessments were due in March and 70+ homeowners are currently late paying and will be sent reminders. This is not unusual this early in the year. Only four homeowners still owe dues from 2024 and three of those homes have liens on them for the amounts owed. The largest balance owed is \$2.2k.

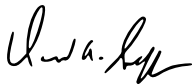
4. Possibility of a new trail on PHOA property below Ridge Way: The Board discussed the possibility of building a new trail which would potentially link Pine Ridge Drive (over towards the Pine Ridge Drive mailboxes) to Dan's Crest Trail (below Canyon Drive). Chris found a firm that bid approximately \$18k to build it. Some board members expressed an interest in walking the area. It was agreed that it would be important to keep the trail sufficiently below the homes on Ridge Way and that the Board would need to consult nearby homeowners to get their views. It was also agreed that the Board would reach out to Ted Barnes (former PHOA President and legal counsel) to get a better understanding of any legal issues that should be considered before a decision is made. The Board agreed to follow-up on these three issues in coming months.

5. Update regarding filing of the Corporate Transparency Act paperwork: PHOA was expected to file beneficial ownership information by December 31, 2024 so the Board was expecting to receive an update that we had filed. Sherri explained that the requirement to file was eliminated so no filing was done.

6. Fire safety update: David updated the Board on the forestry work currently planned for the Spring which includes more cutting and piling on PMA and PHOA open space as well as reseeding of some

of the burned areas. Foresters will do as much work as is possible on PMA and PHOA open space before we exhaust our current WRI grant funds. Pinebrook is also managing a similar project on the Roberts parcel which is adjacent to PMA open space and which is owned by Summit County, and which is being paid for by the grant funds. Current grant funds need to be utilized by June 30th. \$75k of grant funds were made available to homeowners as part of Pinebrook's FLASH program and the Fire Safety Committee currently expects all of those funds to be fully utilized. As a reminder, Pinebrook received in total approximately \$440k for the fiscal year which will end on June 30th.

7. **Update regarding easement survey between 7670 and 7708 Pinebrook Road:** PHOA engaged a surveyor to do a survey to understand if there was an easement between these two homes that might provide trail access from Pinebrook Road. The survey has been received. Holly will share and discuss the survey with the neighboring homes.
8. **Update regarding timing of installation of new playground on Ridge Way and removal of existing playground on Canyon Drive:** The 20+ year old playground equipment on Ridge Way and Canyon Drive was removed at the end of 2024. Excavation work for the expanded Ridge Way playground was also completed at the end of the year other than some touch-ups that will be required when all the snow is melted. The new playground structure will be installed there later this month.
9. **Update on possible change of port-a-potty vendor:** Still a work-in-progress. The old vendor agreed to reduce its price. But a replacement toilet needs to be put in at one of our PHOA locations.
10. **Discussion of any other PHOA community issues or other matters of business properly brought before the board:** Holly mentioned that she and Scott were recently elected to serve on the PMA Board. Holly mentioned that PMA has a night sky initiative underway. It was also noted that PMA is publishing a Spring newsletter imminently which will be sent to all of our members (link: <https://pinebrookmasterassn.org/wp-content/uploads/sites/2208/2025/05/Pinebrook-Newsletter-Spring-2025.pdf>).
11. **Next Meeting:** The Board selected June 10th as the date for the next Board meeting, at 6pm at Gorgoza's offices (subsequently postponed to August 5th).
12. **Adjournment:** No other matters of business were discussed or voted upon. Motion was made to adjourn by Steve. Shaunna seconded. David, Holly and Chris voted in favor. Scott had left the meeting prior to the adjournment vote.



David Geffen
Secretary