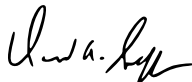


-[MEETING OF THE BOARD OF DIRECTORS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

August 5, 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 and Chris OConnell. Dan Schofield and Steve Warner were not in attendance. **Others in attendance:** Sherri Swing (Association Manager/Architectural Control Coordinator).

1. **Meeting Minutes were reviewed and approved:** Meeting minutes for the April 8, 2025 Board meeting were reviewed and approved. Scott made the motion to approve and Chris seconded. All in attendance voted in favor.
2. **Update on financials:** As of June 30, 2025:
 - Cash of \$234k was in the bank (not including \$65k of Homeowner Architectural Deposits).
 - Net Loss through June 30th was -\$78.7k largely resulting from \$65k invested in new equipment and excavation work done at the pocket park on Pine Ridge Drive (first upgrade since that park was constructed more than 20 years ago). The HOA also installed two more RP backflow prevention devices at the Ecker Hill Park and Pickleball Park which totaled about \$7,200 which has increased expenses so far this year.
 - PHOA assessments were due in March and 27 homeowners are currently late paying and will be sent reminders. This is not unusual at this point in the year. Only three homeowners still owe dues from 2024 and all of those homes have liens on them for the amounts owed. The largest balance owed is \$2.2k.
3. **Fire safety update:** David let the Board know that some fire mitigation work was done along the Spring Creek Trail and that the PHOA will be burning piles there and that the PMA will be burning piles around Canyon Drive in early winter.
4. **Discussion of any other PHOA community issues or other matters of business properly brought before the board:** Three additional matters were discussed by the Board as follows:
 1. Update regarding possible Board action related to the excavation at 6850 Canyon Drive Court: Homeowner had responded to a letter the Board sent in late 2024. The Board agreed on a response which Sherri will send back to the homeowner.
 2. AirBnB listed on StageCoach: It was agreed that Sherri would send the owners a communication requiring them to change the listing to 30 days or more or to remove it, and reminding them that no rentals for less than 30 days are permitted.
 3. Fence along Pinebrook Road: Sherri asked the Board to look at the fence before the next Board meeting so we could determine if it is time to repair or replace it.
5. **Next Meeting:** The Board selected November 19th as the date for the next Board meeting and also for the Annual meeting at 6pm and 7pm, respectively, at Gorgoza's offices.
6. **Adjournment:** No other matters of business were discussed or voted upon. Motion was made to adjourn by Scott. Shauna seconded. David and Holly voted in favor. Chris had left the meeting prior to the adjournment vote.



David Geffen
Secretary