

ANNUAL MEETING OF THE MEMBERS OF THE PINEBROOK HOMEOWNERS ASSOCIATION

November 19, 2025 – 7 P.M. – in-person at 7950 Pinebrook Road, Park City, Utah

THOSE ATTENDING:

Board Members: David Geffen, Chris OConnell, Scott Schofield, Holly Smith, Shaunna Wall and Steve Werner.

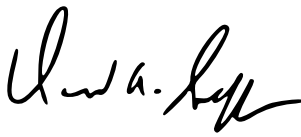
Others: Sherri Swing (Association Manager/Architectural Control Coordinator) and Cory McNeely (Financial & Billing Manager).

Homeowners: Approximately 15 homeowners attended the Annual Meeting.

1. **Introductions:** Each member of the Board in attendance introduced themselves, as did Sherri and Cory.
2. **Presentation and review of 2024 financial statements, October 2025 YTD financial statements and operating budget for 2025:** Cory reviewed the previously listed items which were mailed to HOA members with the Annual Meeting Notice. He shared that the PHOA had a healthy cash balance but that the PHOA Board had approved a \$50 increase in annual fees for 2026 given an anticipated increase in PMA dues in 2026. Cory noted that in 2025 the Pinebrook Master Association (PMA) HOA fee per member included in Pinebrook HOA members' annual fees was expected to be approximately \$200 in 2026. That was the first HOA fee increase since 2019.
3. **General Update of PHOA Activities and Community Projects:** The follow items were noted: 1. a new play structure was installed in Spring 2025 at the corner of Pine Ridge Drive and Ridge Way, 2. the play structure at on Canyon Drive (near the second hairpin turn before Pine Ridge Drive) was removed as it is very old and was never used much; it will not be replaced as the Board doesn't view that as an ideal location given traffic and lack of parking, 3. the HOA again co-sponsored a chipping program (with the Pinebrook Master Association) which was held in Pinebrook Park in May 2025, and 4. Pinebrook held a community-wide fire safety education day in Pinebrook Park together with other local HOAs in May with strong attendance.
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 six years, the work done this year which is being largely funded by a state WRI grant, the homeowner grant program which existed for the past three years, and the burning of piles on HOA space planned for the winter 2025/26. He noted that Pinebrook, with the help of state grants, was able to spend more than a \$1 million over the past three years to improve forest health on our HOA open space while reducing wildfire risk.
5. **Election to fill two, three-year terms:** Holly advised that one current member of the Board whose terms was expiring were running again for a seat on the Board (David

Geffen), but that after decades of service Dan Schofield would not be running again. Holly asked if anyone else in the room would like to self-nominate themselves to also run. Two members of the community introduced themselves and ran as well (Erin Smith and Cindy Pierson). All in attendance voted for up to two of those running and David Geffen and Erin Smith won the election.

6. **Discussion of other matters:** The Board took questions from homeowners.
7. **Adjournment:** A homeowner made the motion to adjourn and another seconded. All in attendance voted in favor.



David Geffen
Secretary