

# PINEBROOK HOMEOWNERS ASSOCIATION

## REGULAR BOARD MEETING MINUTES

September 4, 2016

### PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 8:08 AM

#### Board Meeting Attendees

**Present:** Dale Pilgeram, President Tony Gutierrez, Vice President (By phone)  
Kirt Boynton, Director Kathy Maloney, Secretary  
Steve Moore, Director

**Absent:** Clem Lee, Treasurer, Michelle Coy, Director, Ana Casareto, Director,

**Also Present:** Kristin Kovacs, Amber Collins

#### Minutes

Kirt Boynton made the motion to approve the July 9, 2015 Board Meeting Minutes, Steve Moore seconded the motion.

Ayes (4) Noes (0) Absent (3) Abstained (0)

#### Treasurer's Report – Reviewed by Dale Pilgeram

Reviewed Year-to-date Actual vs. Budget and Balance Sheet.

- **HOA Dues:** No Delinquent dues
- **Year-End Final Report with Actual vs Budget and Balance Sheet - Reviewed**  
Kirt Boynton made the motion to approve the Year-End Final Report with Actual vs Budget and Balance Sheet, Kathy Maloney seconded the motion.  
Ayes (4) Noes (0) Absent (3) Abstained (0)
- **Approve Documents and Statements for Annual Report**  
Steve Moore made the motion to approve Documents and Statements for Annual Report, Kirt Boynton seconded the motion.  
Ayes (5) Noes (0) Absent (2) Abstained (0)
- **Outlook Report:** will be covered in Annual Meeting
- **Approve any employee year-end compensation:** None proposed

#### President's Report – Dale Pilgeram

- **Review Planning Guide and Monthly Schedule of Events**
  - Discussed all tasks completed
- **Members communication:**
  - Dale Pilgeram handled all emails concerning fire safety inspection.

### **Approval of the entire Annual Report Package**

- Reviewed. Kirt Boynton the motion to accept the Annual Report, second by Kathy Maloney.  
Ayes (4) Noes (0) Absent (3) Abstained (0)

### **Election Committee Report**

- We have seven Board members. It rotates 4 go out on even years (Tony, Kathy, Steve and Ana) and three go out on odd years (Kirt, Michelle, Clem). Board Member Ana Casareto has decided not to return for another two years.

### **Social Committee Report**

- Discussion of Labor Day dinner – 249 people RSVP
- Always need help cleaning up.
- Gratuity –Kirt Boynton made the motion to pay the caterers \$2 per plate in gratuity, Steve Moore second the motion.

Ayes (4) Noes (0) Absent (3) Abstained (0)

### **Building Review & CC&R Compliance Committee Reports**

- 2 open CC&Rs  
1 CC&R to be written on Barking Dogs

### **Maintenance & New Projects Report - Dale Pilgeram**

- Reviewed report
  - Minor open tasks for Robert.

### **Projects Committee Reports**

- P&P 18 Working changes dropped
- New projects re-affirmed; on hold until tree mortality is assessed.

### **EPPOC/GABA Report**

- Minutes went out to Board and all members

### **Old Business**

- Reviewed Things To Do List.

### **New Business**

- Assessed carry over items for New Board. No significant items.

**Meeting Adjourned: 9:15 AM**

**Next Board Regular Meeting: Saturday, October 22nd at 10:00 AM  
In the Pinebrook Town Hall**

**Respectfully Submitted:  
Kristin Kovacs**