

PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

April 22, 2017

PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 10:02 AM

Board Meeting Attendees

Present: Dale Pilgeram, President
Kirt Boynton, Treasurer,
Mike Coffee, Director
Steve Moore, Director

Tony Gutierrez, Vice President
Michelle Coy, Director
Amber Collins, Director

Absent: Kathy Maloney, Secretary,

Guests: Kristin Kovacs,

Special Action Cleaning/Part Time Employee

Michelle Coy made the motion to approve Mechelle Wilson for cleaning the Town Hall at \$20.00 per hour, Mike Coffee second the motion

Ayes (6) Noes (0) Absent (1) Abstained (0)

Amber Collins made the motion to approve Genai Burford as part time employee at the same pay she left at \$14.00 per hour, Kirt Boynton second the motion.

Ayes (6) Noes (0) Absent (1) Abstained (0)

Minutes

Steve Moore made the motion to approve the March 11, 2017 Board Meeting Minutes, Michelle Coy seconded the motion.

Ayes (6) Noes (0) Absent (1) Abstained (0)

Treasurer's Report – Reviewed by Kirt Boynton

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

Physical Inventory was submitted.

- **HOA Dues:** No delinquent. One Property Bank owned half way through year. Payment was short, will try to collect when property is sold.
- **UFM Membership:** All paid with one extra, special case for one year 2017.
A new Invoice has been made with a foot note saying **Payment NOT received by December 31st, will result in forfeiting your membership.** This invoice will be mailed and emailed to all UFM's.

Outlook Report:

- **IT** will be over budget due to improving system to have website work faster.
- **CAL-Waste** Cost has gone up. 2 cans Pinebrook will have this year will cost about the same as the seven cans we had in the past.

Tony Gutierrez made the motion to approve the financial report and the Physical Inventory, Steve Moore seconded the motion.

Ayes (6) Noes (0) Absent (1) Abstained (0)

President's Report – Dale Pilgeram

- **Review Planning Guide and Monthly Schedule of Events**
 - Discussed all tasks completed
 - Work party will be set up for next weekend
 - Adopting a new trash management plan for Members who use the Picnic, Town Hall and RV area and large parties who come for the beach
 - Murphys Dr. Bridge will be completed end of summer beginning of fall. Wait for funding from FEMA.
- **Members communication:**
 - People looking for information- Dale handled

Election Committee Report

- We have three Board members positions opening up for next year. Kirt, Michelle, Mike they have showed interest in being on the Board for another 2 years.

Social Committee Report

- Western Round Up Party tonight with 41 RSVP
- The Jorgensens have agreed to cater July 4th celebration and Labor Day Celebration.
- Mike Coffee will research projectors and screens for Pinebrook to do a movie night July 8th.
- Fish stocking for the lake will be reviewed in July, Fishing Derby has been rescheduled to July 22nd or July 29th, if it is to be held.
- Discussed LED lights for the outdoor area and food area. Looking at LED dimmable bulbs for the Town Hall

Building Review & CC&R Compliance Committee Reports

- 2 outstanding violations (dogs and cars)

Maintenance & New Projects Report - Dale Pilgeram

- Reviewed report

Project Committee Report

- Tree spraying experiment continues. The next spraying will take place in June and then again in September. Next time for the beetles to hatch will be in May. We have not had enough rain or cold weather to kill off the beetles.
- Dale will talk to Chief Johnson with Ebbetts Pass Fire to see what the progress is with Station 4, painting and dead tree removal.

EPPOC/GABA Report

- Nothing to report on

Old Business

- Reviewed Things To Do List.

New Business:

Meeting Adjourned: 12:30 PM

**Next Board Meeting: Saturday, June 3, 2017 at 10:00 AM
In the Pinebrook Town Hall**

Respectfully Submitted:

Kristin Kovacs