

PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

June 3, 2017

PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 10:07 AM

Board Meeting Attendees

Present: Dale Pilgeram, President Tony Gutierrez, Vice President
Kirt Boynton, Treasurer, (by phone) Michelle Coy, Director
Mike Coffee, Director Amber Collins, Director

Absent: Kathy Maloney, Secretary, Steve Moore, Director

Guests: Tom McLallen, Kristin Kovacs,

Minutes

Mike Coffee made the motion to approve the April 22, 2017 Board Meeting Minutes, Michelle Coy seconded the motion.

Ayes (5) Noes (0) Absent (2) Abstained (0)

Treasurer's Report – Reviewed

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

¾ the way through the year with \$43,000 left in the General Account.

Outlook Report:

- IT improving system to have website work faster.
- **Tree Spraying** will start up again in June \$600 for 50 trees.

Mike Coffee made the motion to approve the financial report and, Tony Gutierrez seconded the motion.

Ayes (5) Noes (0) Absent (2) Abstained (0)

Preliminary R3 and General Fund Budget for 17/18 Fiscal year

R3 Budget for 2017-2018 was reviewed with some discussion. Amber Collins, made a motion to approve the R3 Budget for 2017-2018, Mike Coffee seconded the motion.

Ayes (5) Noes (0) Absent (2) Abstained (0)

We are secure with money in the R3

\$8,057 will be deposited into the R3 from the General Account at the beginning of the new fiscal year.

Mike Coffee and Kirt Boynton will start a study on how the R3 works and will write instruction on how to make changes to the R3 for future use.

General Funding Budget for 2017-2018 was reviewed with some discussion. Mike Coffee, made a motion to approve the General Funding Budget for 2017-2018 subject to any balancing that is needed, Michelle Coy seconded the motion.

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President's Report – Dale Pilgeram

- **Review Planning Guide and Monthly Schedule of Events**
 - Discussed all tasks completed
 - Reviewed tasks for the next few months
 - No updated news, Murphys Dr. Bridge may be completed at end of summer or beginning of fall. Waiting for funding from FEMA.
 - Will need to update the Planning Guide for current operations.
- **Members communication:**
 - People looking for information- Dale handled
 - Sent out Phonebooks by email to members only

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. We are still looking for another volunteer for the Board as a back up.

Social Committee Report

- Western Round Up Party was a great turn out
- Spring Fling 50 people RSVP. Good Time, food and weather were perfect.
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Building Review & CC&R Compliance Committee Reports

- 3 outstanding violations
 - 2 outstanding- (1) Discussion on how to approach member with issues
(2) Multiple neighbors need to complain to County on Dog issue conflict
 - 1 new- in process of being resolved with property boundaries

Maintenance & New Projects Report - Dale Pilgeram

- Reviewed report
Outstanding
 - Leaking sprinkler line to repair
 - Water turn on issues to resolve
 - Well shed roof to repair

Project Committee Report

- **Tree spraying** experiment continues. The next spraying will take place this month
- **Ebbetts Pass Fire** has maintenance to do to the Pinebrook Station. Nothing to report on with painting.
- **Disc Golf Course 6 hole course:** Proposal was to not provide permanent T Boxes and not to exceed the price of \$4,900. Goal is to have the course open by July. Amber Collins, made a motion to accept the proposal, Michelle Coy seconded the motion.

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EPPOC/GABA Report

- EPPOC: Focus on tree mortality and flood zone damage repair
- GABA: Nothing to report on

Old Business

- Reviewed Things To Do List.
- Cal-Waste has agreed to 4 can service 2 trash and 2 recycle for 5 months, at the cost \$100 per month. Will monitor to see if we can manage with this plan.
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- New Computer/accessories/software: Potential action for upcoming year. This was added to the R3 anticipate expenditure for 2017-2018

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- Plastic Bags; Decision was made to provide small plastic garbage bags for beach facility users by facility attendants and Large plastic bags to be available for RV area and large parties. Bags were made available and put into place during Board meeting.

Meeting Adjourned: 1:30 PM

**Next Board Meeting: Saturday, July 8, 2017 at 10:00 AM
In the Pinebrook Town Hall**

**Respectfully Submitted:
Kristin Kovacs**

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**Respectfully Submitted:
Kristin Kovacs**

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June 3, 2017

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Absent: Kathy Maloney, Secretary, Steve Moore, Director

Guests: Tom McLallen, Kristin Kovacs,

Minutes

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¾ the way through the year with \$43,000 left in the General Account.

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- IT improving system to have website work faster.
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(2) Multiple neighbors need to complain to County on Dog issue conflict
 - 1 new- in process of being resolved with property boundaries

Maintenance & New Projects Report - Dale Pilgeram

- Reviewed report
 - Outstanding
 - Leaking sprinkler line to repair
 - Water turn on issues to resolve
 - Well shed roof to repair

Project Committee Report

- **Tree spraying** experiment continues. The next spraying will take place this month
- **Ebbetts Pass Fire** has maintenance to do to the Pinebrook Station. Nothing to report on with painting.
- **Disc Golf Course 6 hole course:** Proposal was to not provide permanent T Boxes and not to exceed the price of \$4,900. Goal is to have the course open by July. Amber Collins, made a motion to accept the proposal, Michelle Coy seconded the motion.

Ayes (5) Noes (0) Absent (2) Abstained (0)

EPPOC/GABA Report

- EPPOC: Focus on tree mortality and flood zone damage repair
- GABA: Nothing to report on

Old Business

- Reviewed Things To Do List.
- Cal-Waste has agreed to 4 can service 2 trash and 2 recycle for 5 months, at the cost \$100 per month. Will monitor to see if we can manage with this plan.
- Board Meeting paperless: Mike Coffee donated a projector system to Pinebrook to be used for Movie nights and Board meeting presentations.
- New Computer/accessories/software: Potential action for upcoming year. This was added to the R3 anticipate expenditure for 2017-2018

New Business:

- Proposal for LED dimmable lights for the Town Hall with the cost not to exceed \$250. Need to research for a 3 way dimmable switch. Amber Collins, made a motion to accept the proposal, Michelle Coy seconded the motion.

Ayes (5) Noes (0) Absent (2) Abstained (0)

- RV Rental: The rental fee has been changed from \$10 per night to \$20 per night for all future reservations made (initiated) after June 6th, Michelle Coy made the motion, Tony Gutierrez seconded the motion.

Ayes (5) Noes (0) Absent (2) Abstained (0)

- Approval of P&P 3 update regarding Trash/ Garbage/Recycle Maintenance
Mike Coffee, made a motion to accept the changes to the P&P 3, Tony Gutierrez seconded the motion.

Ayes (5) Noes (0) Absent (2) Abstained (0)

- Website change: Approved in the Financial Committee meeting to increase the performance of the website, the cost will be \$100 more than our current price. This improvement is up and running.
- Website reservation function reflects the price increase of RV rental to \$20./night as does, P&P 3

- Plastic Bags; Decision was made to provide small plastic garbage bags for beach facility users by facility attendants and Large plastic bags to be available for RV area and large parties. Bags were made available and put into place during Board meeting.

Meeting Adjourned: 1:30 PM

**Next Board Meeting: Saturday, July 8, 2017 at 10:00 AM
In the Pinebrook Town Hall**

**Respectfully Submitted:
Kristin Kovacs**