

PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

October 28, 2017

PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 10:00 AM

Board Meeting Attendees

Present: Dale Pilgeram, President Tony Gutierrez, Vice President
Steve Moore, Director Mike Coffee, Director
Michelle Coy, Director

Absent: Kirt Boynton, Treasurer, Amber Collins, Secretary, Kathy Maloney, Director

Also Present: Kristin Kovacs

Minutes

Mike Coffee made the motion to approve the pervious meeting minutes from Sept 3, 2017 regular, and old Board Meeting Minutes Steve Moore second the motion.

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

Mike Coffee made the motion to approve the New Board Meeting minutes from Sept 3, 2017 with one correction under New Business regarding discussion of a Camp Host site in the RV Area during the summer months, Michelle Coy second 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:** Process was put in place to collect payment from the 8 who are delinquent.
- **UFM's:** Invoices will be sent out middle of November.
- **Outlook Report:** None

President's Report – Dale Pilgeram

- **Review Planning Guide and Monthly Schedule of Events**
Michelle Coy made the motion to cancel the November Board Meeting, Mike Coffee second the motion.
- **Members communication:**
 - Communications for late dues, fire compliance, dead tress and break ins.

Election Committee Report: None

Social Committee Report

- Labor Day weekend events went well.
 - Discussed one members concern about the noise level.
- Oktoberfest – 38 people RSVP.
- Medals have been ordered- enough for the next 3 years.
- Movie Night- 3 scheduled for the summer. Mike will continue to work on DVR, Dale will work on a screen.
- Fishing Derby- A survey will be taken and in February the subject of planting fish at all, how many, when, and having a derby will be discussed.

Building Review & CC&R Compliance Committee Reports

- Discussed Committee Reports on violations

Maintenance & New Projects Report - Dale Pilgeram

- Reviewed report
- Did not spray trees in October for Bark Beetles

Projects Committee Reports

- Reviewed
- Mike Coffee will report back to the Board on a price to replace the Harrow that is used to drag the beach.

EPPOC/GABA Report

- Nothing to report

Old Business

- Reviewed Things To Do List.
- Discussion about the trash situation over the summer with handing out trash bags. More communication will need to go out for next summer.

New Business

- Discussion on the revamped Policy and Procedures- Did not change any rules that would require homeowners approval. Formatting changes, grammar and punctuation.

Michelle Coy made the motion to approve the changes made to Pinebrook's Policy and Procedures in accordance with the detailed report submitted by Mike Coffee dated October 3, 2017, Steve Moore second the motion.

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

- Discussed thefts and vandalism in the Pinebrook area. Steve Moore made the motion to increase security for Pinebrook Homeowners Association Common Areas, Tony Gutierrez second the motion.

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

- **Meeting Adjourned: 12:02 AM**

**Next Board Regular Meeting: Saturday, February 3rd at 10:00 AM
In the Pinebrook Town Hall**

Respectfully Submitted:

Kristin Kovacs