

PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

September 3, 2017

PINEBROOK TOWN HALL

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

Board Meeting Attendees

Present: Dale Pilgeram, President
Kirt Boynton, Director
Steve Moore, Director
Amber Collins, Director
Tony Gutierrez, Vice President
Kathy Maloney, Secretary
Michelle Coy, Director
Mike Coffee, Director

Absent: None

Also Present: Kristin Kovacs

Minutes

Mike Coffee made the motion to approve the July 8, 2017 Board Meeting Minutes, Tony Gutierrez seconded the motion.

Ayes (7) Noes (0) Absent (0) 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
Mike Coffee made the motion to approve the Year-End Final Report with Actual vs Budget and Balance Sheet, Tony Gutierrez seconded the motion.
Ayes (7) Noes (0) Absent (0) Abstained (0)
- **Approve Documents and Statements for Annual Report**
Mike Coffee made the motion to approve Documents and Statements for Annual Report, Steve Moore seconded the motion.
Ayes (7) Noes (0) Absent (0) 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. Michelle Coy the motion to accept the Annual Report, second by Kirt Boynton.
Ayes (7) Noes (0) Absent (0) Abstained (0)

Election Committee Report

- We have seven Board members. It rotates 4 go out on even years (Tony, Kathy, Steve and Amber) and three go out on odd years (Kirt, Michelle, Mike).

- **Social Committee Report**

- Discussion of Labor Day dinner – 232 people RSVP
- Always need help cleaning up.
- More Volunteers are stepping up
- Mike Coffee will finish putting up lights
- Kirt Boynton will be DJ for the dance tonight
- More Movies will be scheduled for next summer

Building Review & CC&R Compliance Committee Reports

- 5 open CC&Rs

Maintenance & New Projects Report - Dale Pilgeram

- Reviewed report

Projects Committee Reports

- Reviewed report

EPPOC/GABA Report

- Nothing to report

Old Business

- Reviewed Things To Do List.
- Steve Moore made the motion to replace computer in office and update the software, second by Kathy Maloney.

Ayes (7) Noes (0) Absent (0) Abstained (0)

New Business

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

Meeting Adjourned: 9:46 AM

**Next Board Regular Meeting: Saturday, October 28th at 10:00 AM
In the Pinebrook Town Hall**

**Respectfully Submitted:
Kristin Kovacs**