

PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

March 10, 2018

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
Tony Gutierrez, Vice President
Michelle Coy, Director
Kathy Maloney, Director

Absent: Amber Collins, Secretary, Steve Moore, Director

Guests: Tom McLallen, Kristin Kovacs

Minutes

Kirt Boynton made the motion to approve the October 28, 2017 Board Meeting Minutes, Tony Gutierrez seconded the motion.

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

Treasurer's Report – Reviewed by Kirt Boynton

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

There is a mismatch for what is in the Bank and what is in Quickbooks. Finance Committee will be working on the Budget to get it to match.

- **HOA Dues:** One delinquent. Have sent out emails and regular mail to individual still no response.

UFM Membership: Our wait list is about 18.

President's Report – Dale Pilgeram

- **Review Planning Guide and Monthly Schedule of Events**
 - Reviewed from October to March
 - **Members communication:** 14 properties have been sold and keeping up with the new owners information and Fire Inspection- Dale handled
 - **Fish Survey:** 25% of our membership gave us feed back.

Election Committee Report

- We have four Board members positions opening up for next year. Steve, Tony, Kathy, Amber will be up for re-election if still interested. Need to pursue others interest to hold a position on the Board.

Social Committee Report

- Saint Patrick's Day Dinner 32 RSVP
- The Jorgensen's have agreed to cater July 4th celebration and Labor Day Celebration.
- 3 Movies have been planned for this summer. Mike Coffee, Michelle Coy and Dale Pilgeram will work together to get these going.
- Input and recommendations for fish planting- Good for the kids. A lot of work goes into planting and planning for the Derby. It is more than a few hours the day of derby.

Building Review & CC&R Compliance Committee Reports

- Reviewed 4 active violations

Maintenance & New Projects Report - Dale Pilgeram

- Reviewed report
- Last Board meeting was decided to buy a Harrow for beach grooming. Mike Coffee will look into what would fit the back of the ATV the best.

Project Committee Report

- Reviewed
- Mike Coffee reported on security camera and motion lights to be put up around property
- Camp Host: Mike Coffee submitted a plan to get a space in the RV area ready for a Camp Host. The proposal for this project would be about \$10,000. The funds for this project would come out of the Capital account.

Kirt Boynton made the motion to approve The Camp Host project to get started, Michelle Coy seconded the motion.

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

EPPOC/GABA Report

- Dale Pilgeram sent out minutes to the EPPOC meeting and reported on GABA.

Old Business

- Report was submitted of Things To Do List.
- Review and recommendation on Fish Planting for summer 2018:

With much discussion, Kathy Maloney made the motion to plant fish in late July and have a fishing derby July 28th, Kirt Boynton seconded the motion.

Ayes (4) Noes (1) Absent (2) Abstained (0)

New Business:

- **Raise Lake 5 inches** Mike Coffee made the motion to raise the lake Five inches, Tony Gutierrez seconded the motion.

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

- **UFM Wait list Priority and management of staff members:** One of our staff members is number one on our wait list. She will stay in that position until she no longer want to work on the social events. Michelle Coy made the motion to keep Staff Members at top of waitlist, if hey wish to continue as Staff Members by the Board, Mike Coffee seconded the motion.

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

- Discussion on replacement for Maintenance Contractor

Meeting Adjourned: 12:19 PM

**Next Board Meeting: Saturday, April 14, 2018 at 10:00 AM
In the Pinebrook Town Hall**

**Respectfully Submitted:
Kristin Kovacs**