



# PINEBROOK HOMEOWNERS ASSOCIATION

## REGULAR BOARD MEETING MINUTES

May 26, 2018

### PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 10:05 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:** Frank Cardenes, Kristin Kovacs

#### Minutes

Michelle Coy made the motion to approve the April 14, 2018 Board Meeting Minutes, Mike Coffee 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.

- **HOA Dues:** One delinquent. Have sent out registered mail. Mail has not come back and still no response.
- 8 months in to the calendar year. The big expenses that we have coming in the next 4 months (water, sand spread, lake weed, planting fish, and beach attendant salary)
- Next few weeks will be looking at the budget carefully to see if Pinebrook needs to raise the membership dues. Proposed R3 and General Budgets to be presented at the June Board meeting.
- Mike Coffee presented the Board with a new form Policy and Procedure 4-1 R3 projects. This form will help keep track of changes and projects.

Michelle Coy made the motion to approve the New form P&P 4-1, Kathy Maloney seconded the motion.

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

- Mike Coffee made changes and updated Policy and Procedure 4.

Kathy Maloney made the motion to adopt the changes to P&P 4, Michelle Coy seconded the motion.

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

#### President's Report – Dale Pilgeram

- **Review Planning Guide and Monthly Schedule of Events**

- Reviewed

- **Members communication:** Most communications have dealt with Fire Safety Readiness and inspection. Dale Pilgeram has handled all communications.

## **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 if other members might be interest to hold a position on the Board.

## **Social Committee Report**

- Spring Fling 52 RSVP. If weather is bad it will be held in the Town Hall
  - The Board discussed continuing with all the social events for the full year or to cut back to Summer time only, because there has not been a lot of interest during the off season. More discussion will take place at next meeting.
- Discussion on prizes for the fishing Derby. Kathy Maloney will head this activity.
- Carrie Fones will be back for 5 days a week this summer as Beach Attendant. Discussion is still taking place on what to do with the other two days for coverage.

## **Building Review & CC&R Compliance Committee Reports**

- Reviewed 6 compliance issues

## **Maintenance & New Projects Report - Dale Pilgeram**

- Reviewed report and talked about what else needs attention

## **Project Committee Report**

- Reviewed
- Good feed back on the security camera and motion lights. Mike Coffee has ordered 4 more cameras.
- Camp Host project is coming along.

## **EPPOC/GABA Report**

- Nothing to report on

## **Old Business**

- Report was submitted of Things To Do List.
- Dale Pilgeram will take care of the fireworks permit.

## **New Business:**

- **New Members** Mike Coffee will be coming up with a packet to welcome new members
- **Frog Hollow**
  - Suggested that Pinebrook apply gopher bait for a few weeks to get it under control at the price of \$465.00. Once this is taken care of the grass area will then be able to be put on the program of saving water.

Tony Gutierrez made the motion to approve Frog Hollows suggestion to take care of the Gophers, Michelle Coy seconded the motion

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

## **Meeting Adjourned: 12:33 PM**

**Next Board Meeting: Saturday, June 30, 2018 at 10:00 AM**

**In the Pinebrook Town Hall**

Respectfully Submitted:

Kristin Kovacs