



PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

September 2, 2018

PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 8:00 AM

Board Meeting Attendees

Present: Dale Pilgeram, President Tony Gutierrez, Vice President
Kirt Boynton, Treasurer Kathy Maloney, Director
Amber Collins, Secretary Mike Coffee, Director

Absent: Steve Moore, Director, Michelle Coy, Director

Also Present: Kristin Kovacs, Jeff Gately, Brian Musgrave

Minutes

Mike Coffee made the motion to approve the June 30, 2018 Board Meeting Minutes, Amber Collins seconded the motion.

Ayes (5) Noes (0) Absent (2) 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
Kathy Maloney made the motion to approve the Year-End Final Report with Actual vs Budget and Balance Sheet, Tony Gutierrez seconded the motion.
Ayes (5) Noes (0) Absent (2) Abstained (0)
- **Approve Documents and Statements for Annual Report**
Amber Collins made the motion to approve Documents and Statements for Annual Report, Kathy Maloney seconded the motion.
Ayes (5) Noes (0) Absent (2) Abstained (0)
- **Outlook Report:** will be covered in Annual Meeting
- **Approve any employee year-end compensation:** Mike Coffee made the motion to give a \$500 bonus to Carrie Fones for hold everything together for the summer, Amber Collins seconded the motion.
Ayes (5) Noes (0) Absent (2) Abstained (0)

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. Kathy Maloney made the motion to accept the Annual Report, second by Kirt Boynton.
Ayes (5) Noes (0) Absent (2) 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) Serving a two year term.

- **Social Committee Report**

- Discussion of Labor Day dinner – 258 people RSVP
- Moose Lodge is coming in to cook

Building Review & CC&R Compliance Committee Reports

- 2 outstanding CC&Rs

Maintenance & New Projects Report - Dale Pilgeram

- Reviewed report
- Dale has talked to Antonio Lopez to contract with him for the maintenance. \$30.. per hour when needed.

Projects Committee Reports

- Reviewed report

EPPOC/GABA Report

- Nothing to report

Old Business

- Reviewed Things To Do List.
- Discussion about dogs in the RV area

New Business

- Discuss Staff Member transition to UFM proposed process

Meeting Adjourned: 9:46 AM

**Next Board Regular Meeting: Saturday, October 27th at 10:00 AM
In the Pinebrook Town Hall**

Respectfully Submitted:

Kristin Kovacs