



PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

March 14, 2020

PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 10:19 AM

Board Meeting Attendees

Present: Dale Pilgeram, President Michelle Coy, Director
 Brian Musgrave, Secretary Mike Coffee, Director
 Tony Gutierrez, Vice President (By Phone)

Absent: Directors; Kirt Boynton, Ken Kennard, Jeff Gately

Also Present: Kristin Kovacs

Minutes

Michelle Coy made the motion to approve the Regular Board Meeting minutes from October 19, 2019, Mike Coffee second the motion.

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

Michelle Coy made the motion to approve the Special Board Meeting minutes from November 2, 2019, Mike Coffee 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 and R3 activity to be done for the year.

- **HOA Dues:** Everyone has paid
- **UFM's:** One new opening for this year. Everyone has paid
- **Budget Exposures:** Fish & Game Permit Every 5 years: not in budget this need to come out of Misc. 725

Consistent with the requirements of AB2912 the Pinebrook Board of Directors certifies that the financial statements (income statement and balance sheet) have been reviewed approximately monthly; and that on this date are approved by the Board of Directors

Mike Coffee made the motion to approve the financial report for the previous months, Michelle Coy second the motion.

Ayes (4) Noes (0) Absent (3) 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
- **Fire Safety Compliance: Discussion**
 - Road easement cleaning program
 - California 4291
- **Common Area Safety consideration**
 - Repaint crosswalk

Election Committee Report

- No discussion

Social Committee Report

- St Patrick's Day social cancelled
- Brian Musgrave is stilling looking into a Band for the 4th of July and Labor Day

Building Review & CC&R Compliance Committee Reports

- 3 compliance Issues
 - Motorcycle issue- Discussed excessive noise. Based on complaint and video from neighbor this is a violation of noise ordinance.
 1. The Board of Directors will write a letter and enclose a copy of Pinebrook's CC&R's. This will be sent by registered mail to the last known address. Requesting compliance with the CC&R's and requesting data information for the property owner.

Maintenance & New Projects Report - Dale Pilgeram

- Reviewed report
- Camp Host to arrive April 1st
- Reviewed approval of October 19th Board meeting not to exceed \$2,500 to limb and cleanup of Cedar tree at beach,

Projects Committee Reports

- Reviewed report

EPPOC/GABA Report

- EPPOC minutes emailed out.
- GABA Nothing to report

Old Business

- **Reviewed Things To Do List.**
- **Eliminate two meters from CCWD**
Dale Pilgeram is still working with CCWD

Meeting Adjourned: 12:20 PM

**Next Board Regular Meeting: Saturday, May 2, 2020 at 10:00 AM
In the Pinebrook Town Hall**

**Respectfully Submitted:
Kristin Kovacs**