



# PINEBROOK HOMEOWNERS ASSOCIATION

## REGULAR BOARD MEETING MINUTES

September 6, 2020

### 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                                      Brian Musgrave, Secretary  
Michelle Coy, Director                                        Mike Coffee, Director

**Absent:** Ken Kennard, Director                              Jeff Gately, Director

**Also Present:** Kristin Kovacs

#### Minutes

Kirt Boynton made the motion to approve the May 15, 2020 Board Meeting Minutes, Michelle Coy seconded the motion.

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

Brian Musgrave made the motion to approve the Virtual July 2<sup>nd</sup> Board Meeting Minutes, Kirt Boynton 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  
Brian Musgrave 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)

**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**

Brian Musgrave made the motion to approve the Financial report for this month and the previous months, Tony Gutierrez second the motion.

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

- **Approve Documents and Statements for Annual Report**  
Tony Gutierrez made the motion to approve Documents and Statements for Annual Report, Kirt Boynton 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** Brian Musgrave made the motion to give a \$500 bonus to Carrie Lopez for her extra efforts this year and \$1000.00 for Kristin Kovacs, Michelle Coy seconded the motion.  
Ayes (5) Noes (0) Absent (2) Abstained (0)
- **Approve Capital Plans with expenses into next year**  
Slide Project exceeded the original amount that was approved, Brian Musgrave made the motion to approve up to another \$10,000 for the completion of the Slide project from Capital Plans with expenses into next year, 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**
  - Discussed all tasks completed

#### **Approval of the entire Annual Report Package**

- Reviewed. Tony Gutierrez made the motion to accept the Annual Report, Kirt Boynton second the motion.  
Ayes (5) Noes (0) Absent (2) Abstained (0)

#### **Fire Safety Compliance Status**

- CAL Fire has completed inspections in Pinebrook.

#### **Election Committee Report**

- We have seven Board members. It rotates 4 go out on even years (Tony, Jeff, Ken and Brian) and three go out on odd years (Kirt, Michelle, Mike) Serving a two year term.

#### **Social Committee Report**

- The Movie, Camp out and fishing derby had a good turnout.

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

- Nothing to report

#### **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.
- Continue Pack-in and Pack-out Trash- We supply the bags.

**New Business**

- Camp Host: Would like to continue with Rich Logie for next year

**Meeting Adjourned: 9:16 AM**

**Next Board Regular Meeting: Saturday, October 31st at 10:00 AM  
In the Pinebrook Town Hall**

**Respectfully Submitted:  
Kristin Kovacs**