



PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

September 5, 2021

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/ Late: Ken Kennard, Director Jeff Gately, Director

Also Present: Kristin Kovacs

Minutes

Mike Coffee made the motion to approve the June 12, 2021 Board Meeting Minutes, Tony Gutierrez 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:** Working with Bank on a reverse mortgage
- **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, Michelle Coy 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, Michelle Coy second the motion.

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

- **Approve Documents and Statements for Annual Report**
Mike Coffee made the motion to approve Documents and Statements for Annual Report, Tony Gutierrez 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** Kirt Boynton made the motion to give a \$500 bonus to Carrie Lopez for her extra efforts this year, Brian Musgrave 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. Mike Coffee made the motion to accept the Annual Report, Tony Gutierrez second the motion.
Ayes (7) Noes (0) Absent (0) Abstained (0)

Fire Safety Compliance Status

- 13 properties moving to the third inspection

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

- Will talk about what activities will move forward at the New Board meeting

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.

New Business

- Significant increase of dogs in the RV area. Mike Coffee recommended no dogs allowed on Pinebrook property. This means no dogs come in with RV folks. This will be reviewed with the new board.

Meeting Adjourned: 9:40 AM

**Next Board Regular Meeting: Sunday, September 5th, New Board Meeting, at
11:00 AM In the Pinebrook Town Hall**

**Respectfully Submitted:
Kristin Kovacs**