



PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

March 6, 2021

PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 10:00 AM

Board Meeting Attendees

Present: Dale Pilgeram, President
Kirt Boynton, Treasurer
Michelle Coy, Director
Jeff Gately, Director

Tony Gutierrez, Vice President
Brian Musgrave, Secretary
Mike Coffee, Director
Ken Kennard, Director

Absent: None

Also Present: Jim Walton and Kristin Kovacs

Minutes

Mike Coffee made the motion to approve the October 31, 2020 Board Meeting Minutes, Tony Gutierrez seconded the motion.

Ayes (7) Noes (0) Absent (0) Abstained (0)

Treasurer's Report – Reviewed by Kirt Boynton & Dale Pilgeram

Reviewed Year-to-date Actual vs. Budget and Balance Sheet.

- **Outlook Report:** 5 Months into the year. Everything in good shape for the rest of the year.
- **HOA Dues:** One delinquent, owner passed away and it has a reverse mortgage

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 (7) Noes (0) Absent (0) Abstained (0)

- **Review R3 Roof replacement and Floating Docks**
\$700.00 deposit was made for the roof replacement on the shed.
Needed two new diving docks.

- **Capital Account**
\$600.00 was spent on additional tools for Camp Host projects
- **Other Activities**
There are two x-finity services. One for the Town Hall and the other was put over by the Beach and Livery area. Needed better Wi-Fi for the beach and Camp Host area. Discussing putting a land line over by Beach Attendant area for Emergencies only.

President's Report – Dale Pilgeram

- **Review Planning Guide and Monthly Schedule of Events**
Discussed all tasks completed
- **Members Communications**
Dale Pilgeram has handled communication between members and Pinebrook. There have been 20 properties that have turned over to new members. Dale directed them to the website to answer questions they may have and what services are in the Arnold area.
- **COVID Restriction**
Will make changes and updates when County and States start opening up.
- **Fire Safety Compliance Status**
CAL Fire and Ebbetts Pass Fire will manage 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

- Tentative Wine Social outside for Memorial weekend weather permitting.
- The popcorn machine needs a new heating element. Needs to get fixed before first movie night.
- Brian Musgrave suggested to do a Hot Dog BBQ before each movie night (3).
- Brian Musgrave would like to do a float for the 4th of July parade if Arnold will be having one.
- 4th of July BBQ will be provided in house of Hot Dogs and Hamburgers.
- Working on entertainment for Memorial Day and 4th of July
- Will look for a caterer for Labor Day. Music is set for Labor Day.
- Town Hall TV is setup for DVD and VCR movies only. No TV Service

Building Review & CC&R Compliance Committee Reports

- Reviewed

Maintenance & New Projects Report - Dale Pilgeram

- Reviewed report

Projects Committee Reports

- Reviewed report, Dale Pilgeram will send out an email of completed items.

EPPOC/GABA Report

- Nothing to report

Old Business

- Reviewed Things To Do List.

Public Comments

Jim Walton was concerned with a property owner that was burning that seemed to be out of control. He would like something in the CC&Rs or Update the Policy and Procedures and add something to the Website for members to know what is expected when burning.

New Business

Camp Host

- Chris and Mitch Brewer will arrive the beginning of April and work until October
- Projects before Memorial weekend will consist of burning pine needles and debris pickup and burning.

Picnic Tables

- 4 metal picnic tables for main picnic area
Brian Musgrave made the motion to purchase 4 metal picnic tables at \$693.00 each, plus freight and this will come out of the R3 account, Jeff Gately second the motion.

Ayes (7) Noes (0) Absent (0) Abstained (0)

Swimming Docks

Jeff Gately made the motion to approve the expense of \$6,054.59, for two new diving docks, Michelle Coy second the motion.

Ayes (7) Noes (0) Absent (0) Abstained (0)

Book Lender Facility

Brian Musgrave made the motion to have a book lender facility on the beach, Ken Kennard second the motion.

Ayes (7) Noes (0) Absent (0) Abstained (0)

Tiny Homes or Container Homes

Some discussion, Board not in favor

Meeting Adjourned: 12:08 AM

**Next Board Regular Meeting: Saturday, June 12th at 10:00 AM
In the Pinebrook Town Hall**

**Respectfully Submitted:
Kristin Kovacs**