



# PINEBROOK HOMEOWNERS ASSOCIATION

## REGULAR BOARD MEETING MINUTES

June 12, 2021

### PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 9:03 AM

#### Board Meeting Attendees

**Present:** Dale Pilgeram, President                      Tony Gutierrez, Vice President  
Kirt Boynton, Treasurer (Phone)                      Brian Musgrave, Secretary  
Michelle Coy, Director                                      Mike Coffee, Director  
Jeff Gately, Director

**Absent:** Ken Kennard, Director

**Also Present:** Kevin and Ardell Zeman, Kristin Kovacs

#### Minutes

Brian Musgrave made the motion to approve the March 6, 2021 Board Meeting Minutes, Jeff Gately seconded the motion.

Ayes (6)    Noes (0)    Absent (1)    Abstained (0)

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

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

- **Outlook Report:** 9 Months into the year. Everything in good shape for the rest of the year.
- **HOA Dues:** One delinquent, dealing with 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, Tony Gutierrez second the motion.

Ayes (6)    Noes (0)    Absent (1)    Abstained (0)

- **Review and Approve General Budget 2021-2022**

Jeff Gately made the motion to approve the General Budget for 2021-2022, Michelle Coy second the motion.

Ayes (6)    Noes (0)    Absent (1)    Abstained (0)

- **Review and Approve R3 Budget 2021-2022**

Michelle Coy made the motion to approve the R3 Budget for 2021-2022, Jeff Gately second the motion.

Ayes (6) Noes (0) Absent (1) Abstained (0)

- **Facility Attendant Salary**

Discussion to increase the salary to \$15.00 per hour for 30 hours a week.

Brian Musgrave made the motion to approve the pay raise for the beach attendant, Tony Gutierrez second the motion.

Ayes (6) Noes (0) Absent (1) Abstained (0)

### **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.

- **Fire Safety Compliance Status**

CAL Fire, VIPs and Ebbetts Pass Fire will manage inspections in Pinebrook. This will take place over the next few months.

### **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**

- **Staff member replacement-** Kathy Skinner moved. Kevin and Ardell Zeman introduced themselves to the Board letting them know that they were interested in becoming a staff member.

Tony Gutierrez made the motion to approve Kevin and Ardell Zeman as staff members to Pinebrook, Jeff Gately second the motion.

Ayes (6) Noes (0) Absent (1) Abstained (0)

- **July 3<sup>rd</sup> Events**

Brian Musgrave recommended that there should be a window of time 4:30-7:30 to serve the BBQ. Also, that families bring side dishes for their tables only, this will not be a pot luck for everyone.

- **Music-** by Kirt Boynton and Warren Wilkes

- **Fireworks-** Have the permit from the Fire District, trying to find fireworks.

- **Games on Beach-** Coming up with games that everyone will enjoy and feel safe after the Covid restriction were lifted.

Mike Coffee made the motion to approve July 3<sup>rd</sup> events, Jeff Gately second the motion.

Ayes (5)    Noes (1)    Absent (1)    Abstained (0)

#### **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.
- Discussion of Arlo Security Cameras and Wifi- Mike Coffee made a motion to proceed with the Arlo camera system and fix the office Wifi as soon as possible, not to exceed \$3,500 that was already approved from the October 31,2020 Board meeting, Jeff Gately second the motion.

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

**Meeting Adjourned: 11:06AM**

**Next Board Regular Meeting: Sunday, September 5, 2021 at 8:00 AM  
In the Pinebrook Town Hall**

**Respectfully Submitted:  
Kristin Kovacs**