



PINEBROOK HOMEOWNERS ASSOCIATION

REGULAR BOARD MEETING MINUTES

March 26, 2022

PINEBROOK TOWN HALL

The meeting was called to order by President Dale Pilgeram at 10:04 AM

Board Meeting Attendees

Present: Dale Pilgeram, President
Michelle Coy, Director
Jeff Gately, Director

Tony Gutierrez, Vice President
Mike Coffee, Director

Absent: Kirt Boynton, Treasurer
Ken Kennard, Director

Brian Musgrave, Secretary

Also Present: Jim Walton and Kristin Kovacs

Minutes

Michelle Coy made the motion to approve the October 30, 2021 Board Meeting Minutes, Jeff Gately seconded 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.

- **Outlook Report:** 5 Months into the year. Concerns are with the utilities. Price of propane was \$2.20 per gallon last year and this year is \$4.00 per gallon. We have had a lot of use in the Town Hall and someone tampered with the inside of the thermostat and set it for 70 degrees. Electricity is up from the end of the season camp host.
- R3 will need to be adjusted this year. It is under funded by a \$1000.00 and with inflation the R3 Budget will need to be looked at closely.
- Dues have not been raised for 8 years. This year we will need to raise dues to help cover R3
- **HOA Dues:** One delinquent, two years in a row. Reverse Mortgage. Looking into placing a lien on the property.

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

Tony Gutierrez made the motion to approve the Financial report for this month and 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 Communications**
Dale Pilgeram has handled communication between members and Pinebrook.
- **Fire Safety Compliance Status**
CAL Fire and Ebbetts Pass Fire will manage inspections in Pinebrook.
- **Website**
Working to make it easier for people to use website.
- **Camp Host**
Discussion to buy a small wireless printer for the camp host to use during the summer, so they can get daily updates on reservations and print them out.

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 Band Social for Memorial weekend weather permitting.
- July fourth Mike Coffee has contacts for fireworks
- 4th of July BBQ will be provided in house of Hot Dogs and Hamburgers.
- Fishing Derby – reduce fish if we can get any

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 had issues and concerns with both long term renters. Discussion was to update our Policy and Procedures

New Business

Short and Long Term Rentals

- Mike Coffee submitted a draft of Policy and Procedure 3-4 Common Area Rules Summary for review.
- A draft of Policy and Procedures 35, HOA Member Home Rentals- Long term and Short term. We are aware of most long term rentals. The short term rentals for the past years have grown and P&P 35 will help the office and lake attendant keep track of renters by signing that they have read the rules and they will need sign a hold harmless before using our facility.
Jeff Gately made the motion to approve compiling documentation and send out to all homeowners and realtors in the area, Michelle Coy second the motion.

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

Camp Host

- We have had two people back out before starting. Camp Host advertisement was posted again and will be talking to someone this coming week. Hoping to get someone in the beginning of April.

Meeting Adjourned: 12:06 PM

**Next Board Regular Meeting: Saturday, June 18th at 10:00 AM
In the Pinebrook Town Hall**

**Respectfully Submitted:
Kristin Kovacs**