



Homeowners Association

P.O. Box 718 Arnold, CA 95223-0718

The board meeting in April 2026

This is the last six months of my time as the a member of the board and President of this Hoa.

For all of the volunteers that have come before me, I would like to thank for what we have in our little community of Pine brook. Just look at the comparison of the Hoa's.

The best bang for the buck is right here.

We are a non profit and are not trying to make money like a business or corporation and have to remember to think that way.

The calendar of all that goes on here is the agenda and it is divided by the number meetings per year.

The common area is our front yard for gatherings and recreation. The lake is our 1's priority. (drain) how much time and effort are we going to spend on these for the season. (picnic,4th, bands and fish) What is the cost of time, supplies, labor and other expenses. Volunteers stepping up is PB Hoa.

The Office Manager is the heart of Hoa. The calendar of what happens and when is the OM main duty. WE have help with Keeping the books doing budget and keeping board informed.

Who we hire and what they do and how they are paid is what our mane challenge going forward.

The unexpected is not on the calendar and changes from year to year. (eg.)

Camp host removal, beetle trees, to much or not enough rain, to much snow and or wind.

Being a Fire wise community saves all are members with Insurance costs and it should be continued to be kept up to date yearly. Every three years form has to be renewed.

Fire inspections need to be continued. Fire permit needs to be renewed yearly. (we want green dots)

The office computer is nine years old and I think it is time to think about replacement.

And the same for your President.

Anthony Lutersey