

**Pinebrook Homeowners Association**  
**Board Meeting Minutes April 25, 2023**

Present: John Lovejoy, President; Garrett Wolverton, Vice President; Tim Olsen, Secretary; Stephen Nash, Treasurer; Karen Maxwell, Anne Selck  
Excused: Beth Barber

**MSC: Motion, Seconded and Carried**

The meeting was called to order by President, John Lovejoy at 6:36 pm

**Motion** to approve the agenda as presented at the board meeting. **MSC:** Tim Olsen/Karen Maxwell (6 Yes/0 No) approved.

**Motion** to dispense with reading of March 28, 2023 Board meeting minutes. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/0 No) approved.

**Motion** to approve the March 28, 2023 Board meeting minutes. **MSC:** Karen Maxwell/Ann Selck (6 Yes/0 No) approved.

Treasurer Report – As of March 31, 2023. Total YTD revenue \$144,719.26; Total YTD Expenses \$77,370.75; Total YTD Net Income \$67,348.51.

Maintenance Supervisor Update – Audit of sprinklers will be started this week. Full report see The VOICE  
ACC Committee Update – See The VOICE.

Rules Committee Update – See The VOICE.

Welcome Committee Update – Four new owners have been welcomed; catching up on welcoming new owners who purchased in last year.

RV Committee Update – Everything is okay.

**Old Business:**

-Status on update of clubhouse rental agreement – working on updated agreement; clubhouse is being cleaned by Ann Selck and Sandi Newsome.

-Status of documents filed with Secretary of State – Research has been completed. No discrepancies have been found. HOA President, John Lovejoy, suggested that Pinebrook pay for a certified copy of what has been recorded with the county and replace any documents currently available on Pinebrook's website with any certified copies received.

**New Business**

-**Motion** to approve recurring transfer in 2023 of \$12,422.91 monthly from operating to replacement checking account at Columbia Credit Union and a one-time \$7,709.88 transfer from operating to replacement for 2022. **MSC:** Ann Selck/Stephen Nash (6 Yes/0 No) approved.

-Homeowner Requests for Information – In order to respond timely to requests and provide staff time to assist homeowners, the board will be enforcing the requirement that homeowner requests for information be submitted on the approved form and only one request per form.

**Homeowner Concerns/Board Correspondence**

-The President is responding to the US Census Economic Survey.

-Sharon Marble reported on the Fircrest Neighborhood clean-up/drop-off event is on Saturday, May 6 from 8:00 am – 2:00 pm at the Evergreen School District offices. It is a good opportunity to get rid of large items. Waste Connections will also pick up large items, check their website for criteria.

- Sharon Marble reported that there are three new housing developments planned for the area near Pinebrook
- Ann Selck is looking for recommendations for a company to clean the clubhouse carpets.

**Announcements:**

- Articles for the VOICE publication in May 2023 due not later than April 28, 2023. Articles should be sent to the Pinebrook Office Gmail account ([pinebrookh@gmail.com](mailto:pinebrookh@gmail.com)).
- The next monthly Board meeting is scheduled for May 23, at 6:30pm. We will meet in the clubhouse.

**Adjournment**

**Motion** to adjourn at 7:32 pm. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/0 No) approved.

Tim Olsen, Secretary

