

**Pinebrook Homeowners Association**  
**Board Meeting Minutes, May 23, 2023**

Present: John Lovejoy President; Garrett Wolverton, Vice President; Tim Olsen, Secretary; Stephen Nash, Treasurer (by phone); Beth Barber  
Excused: Karen Maxwell, Ann Selck

**MSC; Motion Seconded and Carried**

The meeting was called to order by President, John Lovejoy at 6:34 pm

The President welcomed the board and community members to the meeting. He noted that Karen Maxwell and Ann Selck were excused and Stephen Nash attended by telephone.

**Motion** to approve the agenda as presented at the board meeting. **MSC:** Beth Barber/Garrett Wolverton (5 Yes/0 No) approved.

**Motion** to dispense with reading of April 25, 2023 Board meeting minutes. **MSC:** Beth Barber/Garrett Wolverton (5 Yes/0 No) approved.

**Motion** to approve the April 25, 2023 Board meeting minutes. **MSC:** Beth Barber/Garrett Wolverton (5 Yes/0 No) approved.

Treasurer Report – As of April 30, 2023. Total YTD revenues \$191,728.03; Total YTD expenses \$150,234.03; Total YTD Net Income \$41,494.00.

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – No meeting in April

Rules Committee Update – Backyards are inspected two times a year – No violations during this inspection. Total violations this past month is 37. Most of them are for weeds.

Welcome Committee Update – No report

RV Committee Update – Wood stored in RV lot is gone and area is cleaned up; mowing is done. All is in good shape.

**Old Business:**

-Clubhouse Rental Agreement Update – Still working on it.

-Past Due Accounts – The board received a recap of past due accounts including those receiving the \$35.00 late payment penalty, The President is working on getting past due accounts into compliance.

**New Business:**

-Resident requests that may require legal analysis – The President reported that a number of complex Requests for Information and Resident Resolution Forms have been received which may require substantial staff time. The suggestion was made that the requests be sent to legal counsel to advise on how to respond. A suggestion was also made that requestors be provided an estimate of the cost of providing information based on current time and materials charges established by the Board.

-Discussion on taking steps to update CC&Rs – Board made motion in January 2021 to begin revision of CC&Rs. The board will take action at the June meeting to set the timeline and criteria to update the CC&R's

**Homeowner Concerns:** none raised at the meeting.

**Board Correspondence:**

-the board received a written concern about another homeowner harassing children in neighborhood. Question was raised whether this is a HOA issue. The agreement was to encourage homeowners to work with each other and if that doesn't work, they should contact law enforcement.

**Announcements:**

-Articles for The VOICE publication in June 2023 are due not later than May 26, 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 June 27, at 6:30pm. We will meet in the clubhouse.

- Per Beth Barber, the end of June is deadline for interest in participating on the Rules Revision Committee. The committee will have its first meeting on July 10.

**Adjournment**

Motion to adjourn at 7:30 pm. MSC: Beth Barber/Garrett Wolverton (5 Yes/0 No) approved.

Tim Olsen, Secretary

