

Pinebrook Homeowners Association
Board Meeting Minutes, August 22, 2023

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

MSC: Motion Seconded and Carried

The meeting was called to order by President, John Lovejoy, at 6:32 pm
The President welcomed the board and community members to the meeting.

Beth Barber requested an item title "Employee" be added to the executive session agenda.

Motion to approve the agenda with the addition requested by Beth Barber. **MSC:** Garrett Wolverton/Beth Barber (7 Yes/0 No) approved.

Motion to dispense with reading of the June 27, 2023 Board Meeting minutes. **MSC:** Beth Barber/Tim Olsen (7 Yes/0 No) approved.

Motion to approve the June 27, 2023 Board Meeting minutes. **MSC:** Garrett Wolverton/Ann Selck (7 Yes/0 No) approved.

Motion to dispense with reading of the July 11, 2023 Special Board Meeting minutes. **MSC:** Beth Barber/Garrett Wolverton (7 Yes/0 No) approved.

Motion to approve the July 11, 2023 Special Board Meeting minutes. **MSC:** Tim Olsen/Karen Maxwell (7 Yes/0 No) approved.

Treasurer Report – As of July 31, 2023. Stephen reported that the materials for the compilations for 2020 and 2021 are with the auditor and we are getting geared up for the full 2022 audit. Request was made that pages 3, 4 and 5 of the financial statements be printed landscape rather than letter for easier reading.

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – No report

Welcome Committee Update – No report

RV Committee Update – The weeds in the RV lot need to be addressed. Ozzie is aware of it.

Old Business:

-Rules Update Committee – Beth Barber reported that the committee would not be meeting until the CC&Rs are re-evaluated. She recommended that the two committees be comprised of different individuals to maintain an independence of recommendations.

-CC&Rs Update – John reported that current attorneys will be reviewing recommendations made by previous attorneys. Other topics to be reviewed include an arbitration clause, injunctive relief and the CPI.

-Garrett had promised to provide a home remedy for eliminating moss on driveways. It involves scraping the area and then spraying a bleach mixture on it. The recipe will be included in the September newsletter.

New Business:

-Discussion of CPI maximum cap that affects 2024 dues. Copies of the research conducted by the President and Treasurer were provided to the board and guests. John reported the board and staff will be looking at services and materials increases this year and anticipated for next year and will have a dues increase recommendation for the September meeting.

-The pinebrookvancouver.com website - down and efforts to get it back up. John reported the website has been down for over a week. He has been in communication with both Computers Made Easy and Hostway on the error message received. He has been advised that the website builder can most likely fix it quickly but someone new coming in may need to rebuild the site. One board member believed Rita Eastman built it. John has attempted to contact Scott Eastman.

Homeowner Concerns:

-Annette Frawley recommended that the word be put out for volunteers to assist with raking the algae out of the pond.

-Mary Jane Dowell had several homeowner concerns:

-why there has been no follow up on her submission of forms requesting resolution to issues and information. The President stated he was working on responses.

-what was the outcome of her concern about corporate ID fraud. The President stated he had researched and found no fraud.

-what about her concern about Pinebrook shell companies. The President stated there are legitimately formed companies, active and not, that have "Pinebrook" in their name.

-what about her concern regarding the change of accounting procedures and her concern about fraud and/or embezzlement.

-what about her assertion that a reserve study of the HOA is not required by law and is a waste of time and money. The Treasurer stated that the HOA needs independent experts to advise on long term asset replacement needs. The board focuses on annual, short term, needs. Even if not required by law, an outside resource should be utilized. The President will address the homeowner question. Beth Barber recommended the attorneys draft responses to the concerns raised. The President will do so.

Board Correspondence: None

Announcements:

-Articles for the VOICE publication in September 2023 due not later than August 29, 2023. Articles should be sent to the Pinebrook Office Gmail account (pinebrookh@gmail.com)

-The next monthly Board meeting is scheduled for September 26, at 6:30pm. We will meet in the clubhouse.

Executive Session:

Motion at 7:35 pm to adjourn to executive session. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) approved.

-One account to collections for board consideration

-Late fee process and enforcement

-Employee

Motion at 8:05 pm to return to the open meeting. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) approved.

Motion to send one account to collections. **MSC:** Beth Barber/Stephen Nash (7 Yes/0 No) approved.

Adjournment:

Motion to adjourn at 8:07 am. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) approved

Tim Olsen, Secretary

