

Pinebrook Homeowners Association
Board Meeting Minutes, June 27, 2023

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

MSC: Motion Seconded and Carried

The meeting was called to order by President, John Lovejoy at 6:33 pm

The President welcomed the board and community members to the meeting. He noted that Beth Barber is excused and Stephen Nash is attending by telephone.

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

Motion to dispense with reading of May 23, 2023 Board meeting minutes. **MSC:** Tim Olsen/Karen Maxwell (6 Yes/0 No) approved.

Motion to approve the May 23, 2023 Board meeting minutes. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/0 No) approved.

Treasurer Report – As of May 31 2023

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – See The VOICE. The question of lattice erected by a homeowner will be addressed directly to homeowner by Pinebrook attorney.

Welcome Committee Update – Two new homeowners welcomed.

RV Committee Update – Perfect month; nothing happened.

Old Business:

-Clubhouse Rental Agreement. Suggestions: delete portion of document title; add “at least” between “must be” and “21 years” and delete “or accompanied by an adult resident” in first paragraph. **Motion** to approve new clubhouse rental agreement with above changes. **MSC:** Ann Selck/Karen Maxwell (6 Yes/0 No) approved.

New Business:

-Rules Violation Form. The Rules Committee will no longer be sending pictures with violation notices. Pictures will be stored on the office computer and available to the homeowner upon request.

Suggestion to delete <http://> when referring to Pinebrook website address. **Motion** to approve the new Rules Violation Notice with the above change. **MSC:** Ann Selck/Karen Maxwell. (6 Yes/0 No) approved.

-Proposed meetings dates for updating the CC&R's. The president suggested the update meetings be scheduled for the second Tuesday of the month beginning in July with the following Monday as a back-up if needed. The meetings will be work sessions of the board. The first meeting will be July 11, 2023 with a follow-up on Monday July 17, 2023 if needed. The meetings will take place at 6:30 pm in the clubhouse. The board agreed to the schedule.

- “Fireworks Prohibited” Signs. Ann Selck will distribute and pick up the signs.

-Moss on Driveways. Ann Selck raised concern over the amount of moss on driveways. She will put an article in the The VOICE addressing homeowner requirements to maintain their property.

Homeowner Concerns:

- Garrett Wolverton expressed that Pinebrook is a nice area to live in and the hope that residents can look at the beauty rather than all the bad.
- Sharon Marble reported on the Fircrest Neighborhood Association newsletter and what is happening in the community over the summer. The newsletter is distributed to each Pinebrook residence.
- Tammi Duran requested additional "No Trespassing" signs to deter outsiders from Pinebrook property.

Board Correspondence:

- The president reported that he had communication with the attorney regarding the number of Resident Resolution and Resident Information forms the association has received. The attorney reported that the association is not required to provide such forms, and the Board will discuss this matter more in the future.

Announcements:

- Articles for the VOICE publication in July 2023 due not later than June 30, 2023. Articles should be sent to the Pinebrook Office Gmail account (pinebrookh@gmail.com)
- The board will have a workshop on Tuesday, July 11, 2023 to discuss updating of the CC&R's.
- The next monthly Board meeting is scheduled for July 25, at 6:30pm. We will meet in the clubhouse.

Executive Session:

Motion at 8:12 pm to adjourn to executive session. **MSC:** Ann Selck/Karen Maxwell (6 Yes/0 No) approved.

- Collections process with Attorney – Resolution 2020-2
- Proposed Payment Plan – Lot 73

Motion at 8:41 pm to return to the open meeting. **MSC:** Karen Maxwell/Ann Selck (6 Yes/0 No) approved.

Motion to accept the payment plan proposed by lot 73. **MSC:** Karen Maxwell/Garrett Wolverton (6 Yes/0 No) approved.

Adjournment

Motion to adjourn at 8:47 pm. **MSC:** Ann Selck/Karen Maxwell (6 Yes/0 No) approved.

Tim Olsen, Secretary

