

Pinebrook Homeowners Association
Board Meeting Minutes September 26 2023

Present: John Lovejoy, President; Garrett Wolverton, Vice President; Stephen Nash, Treasurer; Ann Selck

Excused: Tim Olsen, Secretary; Beth Barber, Karen Maxwell

MSC: Motion, Seconded and Carried

The meeting was called to order at 6:34 pm.

Stephen Nash agreed to be Acting Secretary for this meeting.

Motion to approve the agenda as presented. **MSC:** Garrett Wolverton/Ann Selck (4 Yes/0 No) approved.

Motion to dispense with reading of the August 22, 2023 Board Meeting minutes. **MSC:** Garrett Wolverton/Ann Selck (4 Yes/0 No) approved.

Motion to approve the August 22, 2023 Board Meeting minutes. **MSC:** Garrett Wolverton/Ann Selck (4 Yes/0 No) approved.

Treasurer Report as of August 31, 2023. The Treasurer presented the financial statements for the month of August.

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – No report from the committee. The President reported that violation fines have not been invoiced in 2023 but will be invoiced and mailed shortly.

Welcome Committee Update – No report

RV Committee Update – Garrett reported that one owner has not paid for a 2023 space but somehow has a key. He will contact the homeowner. The weeds in the RV lot will be cut.

Old Business:

Motion to discuss a dues increase for 2024. **MSC:** Garrett Wolverton/Ann Selck. The President tabled the motion until the October meeting when the proposed budget has been compiled and a determination can be made on need for an increase to cover operating expenses and required reserve levels.

New Business:

Motion to impose a three-minute time limit per individual per meeting. **MSC:** Ann Selck/Garrett Wolverton (4 Yes/0 No) approved. Discussion included clarification that the President may make exceptions to the limit.

-Nominating Committee for 2024 Annual Meeting – No action taken

-New Maintenance Apprentice – The President announced the employment of Cameron VonLetkemann to the position of Maintenance Apprentice on a parttime, temporary basis effective September 11, 2023.

-Game Night - Ann Selck proposed instituting an adult game night weekly on Monday evenings. She will place an article in the VOICE announcing it and encouraging residents to participate.

-Budget Meeting Date – The date of Thursday, October 5, 2023 at 6:00 pm at the clubhouse was set to discuss the proposed budget.

Homeowner Concerns: none

Board Correspondence: none

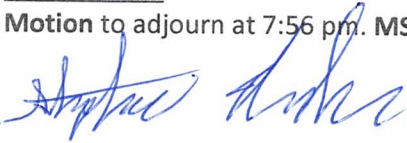
Announcements:

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

-The next monthly Board meeting is scheduled for October 24, at 6:30pm. We will meet in the clubhouse.

Adjournment

Motion to adjourn at 7:56 pm. **MSC:** Garrett Wolverton/Ann Selck (4 Yes/0 No) approved.



Stephen Nash
Acting Secretary