

Pinebrook Homeowners Association
Board Meeting Minutes October 24, 2023

Present: Garrett Wolverton, Vice President, President pro-tem; Tim Olsen, Secretary; Stephen Nash, Treasurer; Karen Maxwell; Ann Selck; John Lovejoy by phone; Beth Barber arrived at 6:35 pm.

MSC: Motion, Seconded and Carried

The meeting was called to order at 6:30 pm.

Motion to approve the agenda as presented. **MSC:** Ann Selck/Karen Maxwell (6 Yes/0 No) approved.

Motion to dispense with reading of the September 24, 2023 Board Meeting minutes. **MSC:** Tim Olsen/Karen Maxwell (6 Yes/0 No) approved.

Motion to approve the September 24, 2023 Board Meeting minutes. **MSC:** Stephen Nash/Karen Maxwell (6 Yes/0 No) approved.

Treasurer Report as of September 30, 2023. The Treasurer presented the financial statements for the month of September.

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – See The VOICE

Welcome Committee Update - None

RV Committee Update – See The VOICE

Old Business:

-Discussion on proposed budget for 2024 – The proposed 2024 budget will be voted on at the November meeting.

-**Motion** to approve a dues assessment for 2024 of \$234.00 per month. **MSC:** Stephen Nash/Karen Maxwell (7 Yes/0 No) approved.

New Business:

-Motion to approve bid to replace pond bridge. Discussion moved to executive session.

-Nominating committee for 2024 Annual Meeting. Ann Selck announced she would not run for a board position in 2024. Mary Allred agreed to be the temporary chair of the 2024 nominating committee.

Homeowner Concerns:

-Rules Violation Appeal for lot 184. No action taken.

-Sharon Marble reviewed the Fircrest Association's most recent newsletter.

Board Correspondence: None

Motion to amend the agenda to include an executive session to discuss bridge replacement bids. **MSC:** Beth Barber/Stephen Nash (7 Yes/0 No) approved.

Announcements:

-Articles for VOICE should be submitted by homeowners no later than October 31, 2023.

Homeowners can send their articles to pinebrookh@gmail.com.

-The next monthly Board meeting is scheduled for November 28, at 6:30pm. Homeowners are welcome to attend. The board will meet in the clubhouse.

Motion at 7:29 pm to adjourn to executive session. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) approved.

Motion at 7:40 pm to return to the open meeting. **MSC:** Beth Barber/Stephen Nash (7 Yes/0 No) approved.

Motion to approve Doug's Northwest Construction to rebuild the pond bridge. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) approved.

Adjournment

Motion to adjourn at 7:42 pm. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) approved.

Tim Olsen, Secretary

A handwritten signature in black ink that reads "Tim Olsen". The signature is written in a cursive style with a large, sweeping initial "T".