

Pinebrook Homeowners Association
Board Meeting Minutes January 23, 2024

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

MSC: Motion, Seconded, Carried

The meeting was called to order by the President at 6:30 pm

Motion to approve the agenda as presented. **MSC:** Garrett Wolverton/Karen Maxwell (7 Yes/0 No) carried.

Motion to dispense with the reading of the November 28, 2023 meeting minutes. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) carried.

Motion to approve the November 28, 2023 Board Meeting minutes. **MSC:** Garrett Wolverton/Karen Maxwell (7 Yes/0 No) carried.

Treasurer Report – The December financial report is delayed due to inclement weather. The report will be available by the end of the week and distributed to all board members and guests in attendance.

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – See The VOICE

Welcome Committee Update – Two calls have been made; more to come.

RV Committee Update – Working one issue.

Old Business:

New Business:

- **Motion** to approve purchase of equipment for removing moss to bring process in-house for cost savings and more flexibility in moss removal. **MSC:** Ann Selck/Karen Maxwell (7 Yes/0 No) carried.

-Discussion on timing of responses to Rules Committee violation notice and appeal of one owner. Will waive time limit for appeal in this case and President will draft letter to homeowner to appear at February meeting to appeal rules violation fine.

-**Motion** to accept the resignation of Karen Maxwell and appointment Ann Selck as chair of Welcoming Committee. **MSC:** Stephen Nash/Karen Maxwell (7 Yes/0 No) carried.

-2024-2025 board officers will be elected at the beginning of February 27, 2024 meeting.

Homeowner Concerns:

-Discussion with homeowner on ongoing roof leak. Maintenance Supervisor will contact independent roof consultant to assess situation and advise on remedy.

-Received Fircrest Neighborhood Association report on planned and approved upcoming development in area.

Board Correspondence:

-Discussed concerns raised by board member regarding timing of roof cleaning, moss removal and presence of algae in ponds.

-Informed of City of Vancouver short-term rental ordinance. Several owners requested board obtain a legal opinion from the board's attorney on actions Pinebrook can take in accordance with the city ordinance. President will follow up with attorney.

Announcements:

-Articles for The VOICE should be submitted by homeowners no later than January 30, 2024.

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

-The Annual Homeowners Meeting is scheduled for Tuesday, February 6, 2024; sign in 6:30 pm; business meeting 7:00 pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

-The next monthly Board meeting is scheduled for Tuesday, February 27, 2024 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Adjournment:

Motion to adjourn at 8:23 pm. MSC: Beth Barber/Karen Maxwell (7 Yes/0 No) approved.

Tim Olsen, Secretary

