

Pinebrook Homeowners Association
Board Meeting Minutes February 27 2024

Present: John Lovejoy, President; Tim Olsen, Secretary; Stephen Nash, Treasurer; Beth Barber; Karen Maxwell; James Voisin. Garrett Wolverton, Vice President; arrived at 6:40 pm

MSC: Motion, Seconded and Carried

The meeting was called to order by the President at 6:34 pm

Motion to approve the agenda as presented. **MSC:** Beth Barber/James Voisin. (6 Yes/0 No) carried.

Election of Officers for 2024

Nominations opened for the offices of President, Vice-President, Treasurer and Secretary for 2024. Beth Barber proposed the current officers be nominated as they stand. No further nominations.

Motion to close the nominations. **MSC:** Beth Barber/Karen Maxwell. (7 Yes/0 No) carried.

Motion to elect the current slate of officers. **MSC:** Tim Olsen/Beth Barber. (7 Yes/0 No) carried.

Motion to dispense with reading of the January 23, 2024 Board Meeting minutes. **MSC:** Garrett Wolverton/Beth Barber. (7 Yes/0 No) carried.

Motion to approve the January 23, 2024 Board Meeting minutes. **MSC:** Beth Barber/Tim Olsen. (7 Yes/0 No) carried

The President read the 2024 Annual Meeting minutes.

Motion to approve the 2024 Annual Meeting minutes. **MSC:** Beth Barber/James Voisin. (7 Yes/0 No) carried

Treasurer Report -The financial statements for the months of January 2024 and December 2023 were available for review.

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – See The VOICE

Welcome Committee Update – One welcome call was made and one other is coming

RV Committee Update – All okay

Old Business:

-Short-Term Rentals Update. Response from the attorneys was received. It will be discussed in executive session.

New Business:

-Updated collections agreement. The president offered to email copies of both the current and proposed agreements to board members. The proposed agreement will be reviewed along with a board resolution previously adopted.

-**Motion** to open the office on Mondays and Tuesdays from 10:00 am- 1:00 pm, effective March 4, 2024.

MSC: Beth Barber/James Voisin. (7 Yes/0 No) carried

Motion to form a committee to assist in the collection of past due accounts to be chaired by the Treasurer. **MSC:** Beth Barber/Garrett Wolverton. (7 Yes/0 No) carried.

Homeowner Concerns:

-Concern was raised about lawn maintenance including the moss in lawns and lawnmowers tearing up the lawns. Discussion included the need for mulching.

Board Correspondence:

- Homeowner request that HOA either call or send payment notices in a timely manner
- Homeowner email concerning short-term rentals
- Homeowner email regarding Rules Committee actions
- Homeowner email concerning outsiders on property and their animals

Announcements:

- Articles for VOICE should be submitted by homeowners no later than March 1, 2024
Homeowners can send their articles to pinebrookh@gmail.com.
- The next monthly Board meeting is scheduled for March 26, 2024 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Motion to adjourn to executive session at 8:13 pm. **MSC:** Beth Barber/Tim Olsen (7 Yes/0 No) carried

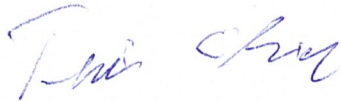
Executive Session: Attorney advice on potential litigation on short-term rentals

Motion to return to regular meeting at 8:29 pm. **MSC:** Beth Barber/Karen Maxwell (7Yes/0 No) carried

Adjournment

Motion to adjourn at 8:30 pm. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) carried

Tim Olsen, Secretary

A handwritten signature in blue ink, appearing to read "Tim Olsen", is written over the typed name.