

Pinebrook Homeowners Association
Board Meeting Minutes March 26, 2024

Present: John Lovejoy, President; Garrett Wolverton, Vice President; Stephen Nash, Treasurer; Karen Maxwell, James Voisin

Excused: Tim Olsen, Secretary; Beth Barber

MSC: Motion, Seconded and Carried

The meeting was called to order by the President at 6:31 pm.

James Voisin agreed to be acting Secretary for the meeting.

The President presented a card and plant to Mary Allred on the passing of her son.

Motion to approve the agenda as presented. **MSC:** Garrett Wolverton/Karen Maxwell. (5 Yes/0 No) carried.

Motion to dispense with reading of the February 27, 2024 Board meeting minutes. **MSC:** Garrett Wolverton/Karen Maxwell (5 Yes/0 No) carried.

Motion to approve the February 27, 2024 Board meeting minutes. **MSC:** Garrett Wolverton/Karen Maxwell (5 Yes/0 No) carried.

Treasurer Report – The financial statement for the month of February 2024 was available for review.

Maintenance Supervisor Update – see The VOICE

ACC Committee Update – see The VOICE

Rules Committee Update – See The VOICE

Welcome Committee Update – No Report

RV Committee Update – A third bid is being sought for the gate wheel repair.

Old Business:

-Collections Agreement – Copies of the current and the proposed agreements were provided to board members. A vote on the proposed agreement will be included in the April 2024 board meeting agenda.

-Committee to assist with collection of past due accounts – The Treasurer will organize a meeting of the committee.

New Business:

- The Wi-Fi password is needed for groups using the Clubhouse. James Voisin will research and resolve the issue.

Homeowner Concerns:

- A homeowner expressed continued concern that previously discussed roof issues have not been resolved. The Maintenance Supervisor will follow up with the homeowner by the end of the week.

Board Correspondence:

-Homeowner email regarding Rules Committee actions – Homeowner expressed concerns on violations assessed but no action was requested by the homeowner.

-Report of motorized vehicles off-road in Pinebrook and recommendation of how to report to law enforcement. Homeowners are urged to call 311 the non-emergency law enforcement phone line. The next issue of The VOICE will provide information for homeowners on reporting concerns to law enforcement.

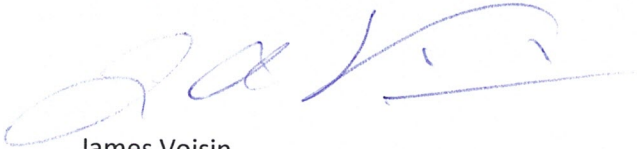
- Request for removal of \$50.00 fine – The Rules Committee will respond.
- ACC concern on quality of a property in Pinebrook – The ACC committee requested the Board send a letter to a property owner regarding painting and a structure attached to the property that is not permitted by Pinebrook. The Maintenance Supervisor will contact the owner on removal of the structure and painting the house.

Announcements:

- Articles for VOICE should be submitted by homeowners no later than April 1, 2024. Homeowners can send their articles to pinebrookh@gmail.com.
- The next monthly Board meeting is scheduled for April 23, 2024 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Adjournment

Motion to adjourn at 8:20 pm. **MSC:** Garrett Wolverton/Karen Maxwell (5 Yes/0 No) carried.



James Voisin
Acting Secretary