

Pinebrook Homeowners Association
Board Meeting Minutes April 23, 2024

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

Excused: Beth Barber

MSC: Motion, Seconded, Carried

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

The President welcomed board members and guests and asked James Voisin to act as Secretary for the meeting as Secretary Tim Olsen was unable to do so.

Agenda: Garrett Wolverton asked that discussion of delinquent dues of a homeowner as they relate to RV space rental be added to the executive session.

Motion to approve the agenda as amended. **MSC:** Garrett Wolverton/Karen Maxwell. (6 Yes/0 No) carried.

Motion to dispense with reading of the March 26, 2024 Board Meeting minutes. **MSC:** Garrett Wolverton/Karen Maxwell. (6 Yes/0 No) carried.

Motion to approve the March 26, 2024 Board Meeting minutes. **MSC:** Garrett Wolverton /Karen Maxwell. (6 Yes/0 No) carried.

Treasurer Report – The March 2024 financial reports were presented for review.

Maintenance Supervisor Update – Unavailable for the meeting. See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – See The VOICE

Welcome Committee Update - no update; Karen Maxwell offered to temporarily chair the Welcome Committee.

RV Committee Update – All is okay.

Old Business:

-Status of previous old business issues

- Past Due Accounts Committee. At the recommendation of the HOA attorney, for confidentiality, only board members will participate – John Lovejoy, Stephen Nash and Tim Olsen.

- Collections Agreement – old and new copies will be sent to board members along with proposed new delinquent account resolution for board adoption.

New Business:

-Weed abatement Recommendations – John Lovejoy and Stephen Nash will prepare a letter in the next two weeks to owners explaining responsibilities for weed control and encouraging compliance.

-Deterioration of Lot – will be discussed in executive session.

-Landscape contract – Ozzie is working on adjustments. More in May.

-Ann Selck memorial June 8, 1:00 pm – at the clubhouse. Open to all.

-Community Yard Sale – article in The VOICE requesting someone to coordinate it; date needs to be determined by May.

-Committee to recommend updates to Employee Handbook – James Voisin will review recommendations and report to board.

-Committee to recommend updates to CC&Rs – need volunteers.

Homeowner Concerns:

- Dogs – Pitbull not on leash has been concern. Will try and get photo documentation.
- Calming Strips/speed bumps. City of Vancouver receives recommendations in January and February annually.

Board Correspondence:

- Homeowner concern over weeds taking over lawn – requested board action to control weeds.

Announcements:

- Articles for VOICE should be submitted by homeowners no later than May 3, 2024
Homeowners can send their articles to pinebrookh@gmail.com.
- The next monthly Board meeting is scheduled for May 28, 2024 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Executive Session

Motion at 9:00 pm to adjourn to executive session. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/0 No) carried.

-Deterioration of Lot

-Delinquent dues relating to RV Space Rental

Motion at 9:35 pm to return to the open meeting. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/0 No) carried.

Motion for John and Garrett to draft letters to lots #60 and #73 on eligibility to remain in the RV lot and deadline for removal if not current on dues. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/0 No) carried.

John will draft a letter on the deterioration of house on Lot # 144.

Adjournment

Motion to adjourn at 9:37 pm. **MSC:** Stephen Nash/Garrett Wolverton (6 Yes/0 No) carried.

James Voisin
Acting Secretary