

**Pinebrook Homeowners Association**  
**Board Meeting Minutes November 26, 2024**

Present: John Lovejoy, President; Garrett Wolverton, Vice President; Tim Olsen, Secretary; Beth Barber; James Voisin; by telephone Stephen Nash, Treasurer.

Excused: Karen Maxwell

**MSC: Motion, Seconded, Carried**

The meeting was called to order by the President at 6:35 pm

The President welcomed board members and guests

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

**Motion** to dispense with reading of the October 22, 2024 Board meeting minutes. **MSC:** Beth Barber/Garrett Wolverton (6 Yes/0 No) carried.

**Motion** to approve the October 22, 2024 Board meeting minutes. **MSC:** Garrett Wolverton/Tim Olsen (6 Yes/0 No) carried

Treasurer Report - The October 2024 financial reports were presented 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 – Report in Maintenance Report

**Open Forum:** No one spoke

**Old Business:**

**-Motion** to approve the dues increase of \$8.00 to \$242.00 per month for 2025. **MSC:** Beth Barber/Garrett Wolverton (6 Yes/0 No) carried

**-Motion** to approve the Collections Resolution 2024-1 to replace resolution 2020-2 to be effective January 1, 2025. **MSC:** Tim Olsen/James Voisin (6 Yes/0 No) carried

**-Motion** to approve Rules change to increase late payment fee from \$35.00 to \$45.00 effective January 1, 2025. **MSC:** Beth Barber/Garrett Wolverton (6 Yes/0 No) carried.

**-Motion** to accept 2025 budget as presented. **MSC:** Garrett Wolverton/Beth Barber (6 Yes/0 No) carried.

**-Motion** to include membership vote at annual meeting on 2025 Budget. **MSC:** Beth Barber/Garrett Wolverton (6 Yes/0 No) carried.

**-Motion** to accept By-Law change recommendation to eliminate officer term limits. **MSC:** Tim Olsen/James Voisin (6 Yes/0 No) carried

**-Motion** to include membership vote at annual meeting to approve By-Law change. **MSC:** Beth Barber/Tim Olsen (6 Yes/0 No) carried.

-Reserve Study update – postpone to January 2025 meeting

**-Motion** to accept updated Employee Handbook and evaluation form. **MSC:** Beth Barber/James Voisin (6 Yes/0 No) carried.

Nominations committee being formed with 3-5 experienced people. Sharon Marble and Nancy Over volunteered.

**New Business:**

- Motion** to accept 2022 audit proposal from Rostad & English. **MSC:** Beth Barber/Garrett Wolverton (6 Yes/0 No) carried.
- Motion** to include a membership vote at the annual meeting to approve a financial compilation by an independent CPA for 2023 in lieu of a full audit for the year. **MSC:** Tim Olsen/James Voisin (6 Yes/0 No) carried.
- Motion** to include a membership vote at the annual meeting to approve a financial compilation by an independent CPA for 2024 in lieu of a full audit for the year. **MSC:** Beth Barber/James Voisin (6 Yes/0 No) carried.
- Motion** to cancel December 2024 Board Meeting. **MSC:** Beth Barber/Garrett Wolverton (6 Yes/0 No) carried.

**Board Correspondence**

-Email concern about safety and security

**Announcements:**

- Articles for VOICE should be submitted by homeowners no later than November 29, 2024  
Homeowners can send their articles to [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com).
- The next monthly Board meeting is scheduled for January 28, 2025 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

**Adjournment**

Motion to adjourn at 7:54 pm. **MSC:** Garrett Wolverton/Beth Barber (6 Yes/0 No) carried.

Tim Olsen  
Secretary

