

Pinebrook Homeowners Association
Board Meeting Minutes March 25, 2025

Present: John Lovejoy, President; Garrett Wolverton, Vice President; Tim Olsen, Secretary, Joe Edwards; Stephen Nash, Treasurer by phone

Excused: Beth Barber

MSC; Motion, Seconded, Carried

The meeting was called to order by the President at 6:32 pm

The President welcomed board, staff and guests He announced that he spoke with James Voisin who is living out of the country and has resigned from the board.

Motion to adopt the Agenda. **MSC:** Garrett Wolverton/Tim Olsen (5 Yes/0 No) carried.

Motion to dispense with the reading of the January 28, 2025 meeting minutes. **MSC:** Garrett Wolverton/Joe Edwards (5 Yes/0 No) carried.

Motion to approve the January 28, 2025 meeting minutes. **MSC:** Tim Olsen/Garrett Wolverton (5 Yes/0 No) carried.

Motion to dispense with reading of the February 25, 2025 meeting minutes. **MSC:** Garrett Wolverton/Joe Edwards (5 Yes/0 No) carried.

Motion to approve the February 25, 2025 meeting minutes. **MSC:** Garrett Wolverton/Tim Olsen (5 Yes/0 No) carried.

Treasurer Report – The February 2025 financial reports were presented for review.

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – No Report

Welcome Committee Update – No Report

RV Committee Update

Open Forum:

-Sharon Marble reminded the audience that the Fircrest Neighborhood Association monthly meetings are on Zoom, information on attending is in the VOICE

Old Business:

-The Nominating Committee will be meeting this Friday or Saturday to explore potential board members

-**Motion** to accept the Loyalty Program in the proposed 2025 Reserve Study from RSG providing three studies at \$1,295 per study. **MSC:** Stephen Nash/Garrett Wolverton (5 Yes/0 No) carried.

New Business: None

Board Correspondence:

-Email of ongoing issue of privacy screening/railing. Homeowner is working with ACC committee to resolve.

Announcements:

- Articles for the VOICE should be submitted by homeowners no later than March 28, 2025. Homeowners can send their articles to pinebrookh@gmail.com.
- The next monthly Board meeting is scheduled for April 22, 2025 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Executive Session:

Note on Executive Sessions: Homeowners may not be present for this portion of the meeting. Any action taken by the board will take place when the board returns to the regular meeting following closure of the executive session and will be included in the meeting minutes.

- Discussion of proposed payment plans for accounts in collections
- Update on one severely delinquent account due to go to collections & garnishment action on another

Motion at 7:25 pm to adjourn to executive session. **MSC:** Tim Olsen/Joe Edwards (5 Yes/0 No) carried.

Return to Regular Session:

Motion at 7:55 pm to return to the open meeting, **MSC:** Tim Olsen/Garrett Wolverton (5 Yes/0 No) carried.

Motion to approve a payment plan for lot 44 of monthly dues of \$242 plus an additional \$300/month (with authorization for attorneys to negotiate the additional \$300 down to an additional \$275/month). **MSC:** Tim Olsen/Joe Edwards (5 Yes/0 No) carried.

Motion to approve a payment plan for Lot 73 of monthly dues of \$242 plus an additional \$300/month (with authorization for attorneys to negotiate the additional \$300 down to an additional \$285/month). **MSC:** Tim Olsen/Garrett Wolverton (5 Yes/0 No) carried.

Motion to approve a payment plan proposed by lot 169 of monthly dues of \$242 plus an additional \$150/month. **MSC:** Stephen Nash/Garrett Wolverton (5 Yes/0 No) carried.

Motion to approve the attorney to file a lien on Lot 166 immediately for delinquent dues as 30/60/90 day letters have been sent with no response from the owner. **MSC:** Stephen Nash/Tim Olsen (5 Yes/0 No) carried.

Motion to approve payment plan for Lot 60 of monthly dues of \$242 plus \$125/month. **MSC:** Tim Olsen/Garrett Wolverton (5 Yes/0 No) carried.

Adjournment

Motion at 8:05 pm to adjourn the meeting. **MSC:** Garrett Wolverton/Tim Olsen (5 Yes/0 No) carried.

Tim Olsen, Secretary