

Pinebrook Homeowners Association
Board Meeting Minutes April 22, 2025

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

MSC = Motion, Second, Carried

The meeting was called to order by the President at 6:42 pm
The President welcomed board, staff and guests

Motion to adopt the Agenda. **MSC:** Garrett Wolverton/Joe Edwards (6 Yes/0 no) carried

Motion to dispense with reading of the March 25, 2025 meeting minutes. **MSC:** Garrett Wolverton/Beth Barber (6 Yes/0No) carried.

Motion to approve the March 25, 2025 meeting minutes. **MSC:** Garrett Wolverton/Beth Barber (6 Yes/0 No) carried.

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

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update

Welcome Committee Update

RV Committee Update

Open Forum:

None

Old Business:

-Board Vacancy

Motion for Karen Maxwell to return as a director to fill the vacancy left by James Voisin's resignation. **MSC:** Beth Barber/Joe Edwards (6 Yes/0No) carried.

New Business:

-**Motion** to approve 2025-2026 Property Insurance Renewal Fee of \$2052.00. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) carried.

-**Motion** to approve 2025-2026 Liability & Directors Insurance Renewal Fee of \$4228.00. **MSC:** Beth Barber/Karen Maxwell (7 Yes/0 No) carried.

-**Motion** to adopt updated staff position descriptions – tabled to May meeting

-2025 Garage Sale – Yvonne Mancini. The date and time will be published in the newsletter

-Social Hour, May 3, 11:00 am – Sharon Marble.

-**Motion** that the President and one other officer, Stephen Nash, Treasurer, on the Pinebrook Board of Directors is authorized to renew the CD with Key Bank that matured on April 15, 2025 to an eight month CD at approximately 3.25%. **MSC:** Beth Barber/Stephen Nash (7 Yes/0 o) carried.

Board Correspondence:

None

Announcements:

-Articles for VOICE should be submitted by homeowners no later than May 2, 2025, Homeowners can send their articles to pinebrookh@gmail.com.

-The next monthly Board meeting is scheduled for May 27, 2025 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Motion to move into executive session at 7:56 pm. MSC Beth Barber/Karen Maxwell. (7 Ues/0 No) carried.

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 Lot 29 Rules Violation (lot size) and Lot 60 RV Lot Space 5E

Motion to return to regular session. **MSC:** Tim Olsen/Beth Barber (7 Yes/0 No) carried.

No action taken in regular session.

Adjournment

Motion to adjourn at 8:21 pm. **MSC:** Beth Barber/Garrett Wolverton (7 Yes/0 No) carried

Tim Olsen, Secretary

