

**Pinebrook Homeowners Association**  
**Board Meeting minutes May 27, 2025**

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

**MSC = Motion, Second, Carried**

The meeting was called to order by the President at 6:35 pm.  
The President welcomed board, staff and guests.

**Motion** to adopt the agenda. **MSC:** Tim Olsen/Karen Maxwell (6 Yes/0 No) carried.

**Motion** to dispense with reading of the April 22, 2025 meeting minutes. **MSC:** Garret Wolverton/Joe Edwards (6 Yes/0 No) carried.

**Motion** to approve the April 22, 2025 meeting minutes. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/0 No) carried.

Treasurer Report - The April 2025 financial reports were presented for review.

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – Se The VOICE

Welcome Committee Update – no report

RV Committee Update – See Maintenance Report

**Open Forum:**

-Sharon Marble reported on the Fircrest Neighborhood Association activities

**Old Business:**

None

**New Business:**

Motion to purchase new mailboxes – Tabled to June meeting

-Review template letter to homeowner accounts turned over to collections – The attorney will be contacted for input on whether a letter is appropriate and necessary.

**Motion** to replace matured Certificate of Deposit at Key Bank with a six month CD with an APR of 3.45% at Columbia Credit Union. **MSC:** Joe Edwards/Garrett Wolverton (6 Yes/0 No) carried.

-Set hearing for appeal of rules violation at June Board Meeting – Common Area boundaries

**Board Correspondence:**

None

**Announcements:**

- 2025 Garage Sale – July 11-12, 2025.

-Articles for The VOICE should be submitted by homeowners no later than June 2, 2025, Homeowners can send their articles to [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com).

-The next monthly Board meeting is scheduled for June 24, 2025 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

**Motion** at 7:58 pm to move into executive session to hear homeowner appeals. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/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.

- Board Hearing: Appeal of Rules Violation of excess wood on property
- Board Hearing: Appeal of Rules Violation of Greenhouse on property

**Motion** at 8:55 pm to return to regular session. **MSC:** Karen Maxwell/Garrett Wolverton (6 Yes/0 No) carried.

**Motion** to deny the appeal to keep more than two cords of wood on property and to ensure sufficient access for contractors between homes. **MSC:** Tim Olsen/Karen Maxwell (6 Yes/0 No) carried.

**Motion** to deny the appeal to keep a greenhouse on property in accordance with CC&Rs and Rules of the Association and to prevent the proliferation of ad hoc type structures. **MSC:** Karen Maxwell/Joe Edwards (6 Yes/0 No) carried.

#### **Adjournment**

**Motion** at 9:09 pm to adjourn. **MSC:** Tim Olsen/Joe Edwards (6 Yes/0 No) carried

Tim Olsen, Secretary

