

Pinebrook Homeowners Association
Board Meeting Minutes of July 22, 2025

Present: John Lovejoy, President; Garrett Wolverton, Vice President; Joe Edwards; Karen Maxwell; Stephen Nash, Treasurer by phone.

Excused: Beth Barber; Tim Olsen, Secretary.

MSC = Motion, Seconded, Carried

The meeting was called to order by the President at 6:44 pm

The President asked Karen Maxwell to serve as Acting Secretary

The President welcomed board, staff and guests

Motion to adopt the Agenda as presented. **MSC:** Garrett Wolverton/Joe Edwards. Discussion: whether or not the item under New Business – Renter Appeal of Dog Run Fence - was appropriate for discussion since it was requested by a renter not a property owner. **Motion** to amend the Agenda to delete the Renter Appeal of Dog Run Fence. **MSC:** Stephen Nash/Garrett Wolverton (5 Yes/0 No) carried. **Motion** to adopt the amended Agenda. **MSC:** Garrett Wolverton/Stephen Nash (5 Yes/0 No) carried.

Motion to dispense with reading of the June 24, 2025 meeting minutes. **MSC:** Garrett Wolverton/Joe Edwards (5 Yes/0 No) carried.

Motion to approve the June 24, 2025 meeting minutes. **MSC:** Joe Edwards/Garrett Wolverton (5 Yes/0 No) carried.

Treasurer Report – The June 2025 financial reports were presented for review

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – The Rules Committee needs volunteers

Welcome Committee Update – no update

RV Committee Update – RV area needs mowing and will be addressed when honeybees are not an issue; Ivy and blackberries are under control. The RV collections issue has been resolved.

Open Forum:

- Sharon Marble brought the board up to date on proposed developments in the Fircrest area
- Question whether renters can serve on board committees. Annette Frawley will research
- Question on whether employee performance evaluations have been completed in accordance with current policy that they be conducted in January of each year. The officers will meet on Monday, July 28 at 2:00 pm on the item.

Old Business:

-Status on new mailbox order. Ozzie provided a written request and a financial impact statement for purchasing two mailbox units to replace broken ones. The board directed Ozzie to order it based on June 2025 vote and information provided

New Business:

~~-Renter Appeal of Dog Run fence~~

Board Correspondence:

-Inquiry into using fenced area behind clubhouse for small dog open area. Safety, liability and sanitation concerns were raised. Additionally, there is a public dog leash-free area near Pinebrook. **Motion** to not approve owner request to use fenced area behind the clubhouse for small dog open area. **MSC:** Garrett Wolverton/Karen Maxwell (5 Yes/0 No) carried.

-Request to cancel rules violation for lot 157 due to extenuating circumstance. **Motion** to reverse rules violation for lot 157 as requested one-time only based on extenuating circumstances. **MSC:** Karen Maxwell/Joe Edwards (5 Yes/0 No) carried.

Announcements:

-Articles for VOICE should be submitted by homeowners no later than August 1, 2025, Homeowners can send their articles to pinebrookh@gmail.com.

-The next monthly Board meeting is scheduled for August 26, 2025 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Motion to adjourn to Executive Session

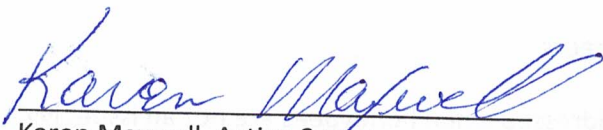
Executive Session: Note on Executive Sessions: Homeowners may not be present for this portion of the meeting. Any action taken by the board will take place when the board returns to the regular meeting following closure of the executive session and will be included in the meeting minutes.

~~Renter Appeal of Rules Violation on Fencing (Lot 15)~~

Motion to Return to Regular Session

~~Action on executive session discussion~~

Motion to Adjourn at 8:14 pm. **MSC:** Garret Wolverton/Karen Maxwell (5 Yes/0 No) carried.


Karen Maxwell, Acting Secretary