

Pinebrook Homeowners Association
Board Meeting Minutes of August 26, 2025

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

MSC = Motion, Seconded, 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 as presented. MSC: Garrett Wolverton/Karen Maxwell (7 Yes/0 No) carried.

Motion to dispense with reading of the July 22, 2025 meeting minutes. MSC: Garrett Wolverton/Beth Barber (7 Yes/0 No) carried.

Motion to approve the July 22, 2025 meeting minutes. MSC: Garrett Wolverton/Beth Barber (7 Yes/0 No) carried.

Treasurer Report – The July 2025 financial reports were present 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 – Blackberries and weeds are being cut

Open Forum:

The officers did not meet last month on conducting employee performance reviews. The President will set a meeting.

Old Business:

-Status report 2023 and 2024 financial compilations – Waiting for information from auditor

-Status report Reserve study – Waiting for information from consultant

-Update Renters serving on committees. MSC: Motion to appoint Sandi Newsome to the ACC in an advisory only capacity. MSC: Garrett Wolverton/Karen Maxwell (6 Yes/0 No/1 Abstention) carried.

New Business:

-CPI June 2025 Report – hold to September meeting

Board Correspondence: None

Announcements:

-Articles for VOICE should be submitted by homeowners no later than August 29, 2025, Homeowners can send their articles to pinebrookh@gmail.com.

-The next monthly Board meeting is scheduled for September 23, 2025, 2025 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Motion to Adjourn at 7:27 pm. MSC: Beth Barber/Joe Edwards (7 Yes/0 No) carried.


Tim Olsen, Secretary