

**Pinebrook Homeowners Association**  
**Board Meeting Minutes November 25, 2025**

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

Excused: Karen Maxwell; Tim Olsen, Secretary.

**MSC = Motion, Seconded, Carried**

The meeting was called to order at 6:30 pm

The President requested that Beth Barber be Acting Secretary for the meeting.

The President welcomed, board members, staff and guests.

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

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

**Motion** to approve the October 28, 2025 Board meeting minutes. **MSC:** Beth Barber/Garrett Wolverton (5 Yes/0 No) Carried.

Treasurer Report – The October 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- No report

**Open Forum:**

- Sharon Marble updated Fircrest Neighborhood Association information

**Old Business:**

-**Motion** to approve the dues increase of \$6.50 per month to \$248.50 per month for 2026. **MSC:** Garrett Wolverton/Joe Edwards (5 Yes/0 No) carried.

-**Motion** to accept 2026 budget as presented. **MSC:** Beth Barber/Joe Edwards (5 Yes/0 No) carried.

-**Motion** to include membership vote at annual meeting on 2026 Budget. **MSC:** Beth Barber/Garrett Wolverton (5 Yes/0 No) carried.

-**Motion** to accept 2023 and 2024 financial compilation prepared by Rostad & English. **MSC:** Beth Barber/Joe Edwards (5 Yes/0 No) carried.

-2025 Reserve Study update – the preliminary report has been received and is being reviewed.

**New Business:**

-**Motion** to set the 2026 Annual Meeting date as February 10, 2026. **MSC:** Garrett Wolverton/Joe Edwards (5 Yes/0 No) carried.

-**Motion** to include a membership vote at the annual meeting to approve a financial compilation by an independent CPA for 2025 in lieu of a full audit for the year. **MSC:** Beth Barber/Joe Edwards (5 Yes/0 No) carried.

-**Motion** to transfer \$140,000 from Columbia Credit Union operating account (#0373) to replacement account (#0571) as part of the financial realignment of resources for operating accounts to reserve accounts. **MSC:** Garrett Wolverton/Beth Barber (5 Yes/0 No) carried.

- Motion** to cancel December Board Meeting. **MSC:** Garrett Wolverton/Beth Barber (5 Yes/0 No) carried.
- Board terms expiring February 2026 – positions #3 and #4 (Olsen and Barber)

#### **Board Correspondence**

-None

#### **Announcements:**

- Articles for VOICE should be submitted by homeowners no later than November 28, 2025  
Homeowners can send their articles to [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com).
- The next monthly Board meeting is scheduled for January 27, 2026 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

#### **Adjournment**

**Motion** to adjourn the meeting at 7:50 pm. **MSC:** Beth Barber/Garrett Wolverton (5 Yes/0 No) carried.

Beth Barber  
Acting Secretary