

Pinebrook Homeowners Association
Board Meeting minutes October 28, 2025

Present: John Lovejoy, President; Garrett Wolverton, Vice President; Beth Barber, Joe Edwards, Karen Maxwell; Stephen Nash, Treasurer by phone until after Old Business had been concluded.
Excused: Tim Olsen, Secretary

MSC = Motion, Seconded, Carried

The meeting was called to order by the President at 6:34 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 as presented. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/0 No) carried.

Motion to dispense with reading of the September 23, 2025 meeting minutes. **MSC:** Garrett Wolverton/Joe Edwards (6 Yes/0 No) carried.

Motion to approve the September 23, 2025 meeting minutes. **MSC:** Garrett Wolverton/Karen Maxwell (6 Yes/0 No) carried.

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

Maintenance Supervisor Update – No report; see The VOICE

ACC Committee Update – No report; see The VOICE

Rules Committee Update – No report; see The VOICE

Welcome Committee Update No report

RV Committee Update – Report included in Maintenance Supervisor report

Open Forum:

- Resident Sandi Newsome read a letter to the board regarding renters participating on committees.
- Joan Dunn requested a comment on owners' responsibility to pick up dog poop be included in the next newsletter.

Old Business:

-**Motion** to increase 2026 monthly dues in accordance with the 2.7% CPI but no more than \$6.50 per month when budget is fine tuned. **MSC:** Beth Barber/Garrett Wolverton (6 Yes/0 No) carried.

-**Motion** to amend the Rules Violation Form as presented at the meeting. **MSC:** Beth Barber/Karen Maxwell (6 Yes/0 No) carried.

-Nominating Committee – No volunteers have come forward.

-Update 2023 and 2024 financial compilations – Should be received by the end of October.

-Update 2025 Reserve Study – the President and Treasurer are working with the consultants.

New Business:

-**Motion** to change attorney representation from Harker Lepore to Lepore Law LLC. **MSC:** Beth Barber/Garrett Wolverton (5 Yes/0 No) carried.

-Board budget workshop scheduled for Thursday, November 6, 2025 at 10:00 am, clubhouse. Beth and Tim are unable to attend. The draft budget will be emailed to them for review

Board Correspondence: none

Announcements:

- Articles for the VOICE should be submitted by homeowners no later than Friday October 31, 2025, Homeowners can send their articles to pinebrookh@gmail.com
- Board Budget Work Session, Thursday, November 6, 2025 at 10:00 am – the Office Assistant will post the notice
- Community Coffee/Social, Saturday, November 8, 2025, 10:00 - Noon
- The next monthly Board meeting is scheduled for November 25, 2025 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Motion to Adjourn:

Motion to adjourn the meeting at 7:09 pm. MSC: Beth Barber/Garrett Wolverton (5 Yes/0 No) carried.



Beth Barber
Acting Secretary