

PINEBROOK HOMEOWNERS ASSOCIATION
ANNUAL MEETING
FEBRUARY 10, 2026

The annual meeting of the Pinebrook Homeowners Association was held on February 10, 2026 at the clubhouse. The meeting was called to order by President, John Lovejoy at 7:10 pm.

MSC= Motion, Seconded, Carried

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

Agenda:

Proof of Notice of Meeting or Waiver of Notice – Proof of Notice requirements were met.

Nominations: No nominations from the floor

Announcement of Vote Results – Total ballots cast: 42

-Board of Directors Election

Elizabeth Barber - 32 votes

Tim Olsen - 39 votes

-2026 Budget Adoption – Vote: 41 Yes/0 No. Carried

-Financial Compilation for FY 2025 – Vote: 40 Yes/1 No. Carried

Motion to adjourn the meeting at 8:35 pm. **MSC:** Beth Barber/Tim Olsen (6 Yes/0 No). Motion carried. Note: Stephen had left the meeting.

Tim Olsen, Secretary

