

Pinebrook Homeowners Association
Board Meeting Minutes March 24, 2026

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

MSC: Motion, Seconded, Carried

The meeting was called to order by the President at 6:32 pm
The President welcomed board members, staff and guests

Beth Barber requested that the agenda be amended to include Homeowner Concerns.

Motion to adopt the amended agenda. **MSC:** Beth Barber/Garrett Wolverton (6 Yes/0 No) carried.

Motion to dispense with the reading of the February 24, 2026 board meeting minutes. **MSC:** Beth Barber/Joe Edwards (6 Yes/0 No) carried.

Motion to approve the February 24, 2026 board meeting minutes. **MSC:** Beth Barber/Stephen Nash (6 Yes/0 No) carried.

Treasurer Report – The February 2026 financial reports were presented for review

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – The Rules Committee will renew tours in April

Welcome Committee Update – No report

RV Committee Update – No information in addition to the Maintenance Supervisor report

Open Forum:

-Sharon Marble – The Fircrest Neighborhood Association will have its annual spring cleanup on Saturday, May 2, 8am-2 pm at the Evergreen Public School headquarters

-Mary Caiyun (Lot 174) – Discussed tree plantings requested by her renters. The trees already planted need to be removed. The suggestion was that the trees could be moved to pots to avoid previously discussed maintenance issues.

-Judy Anthony – Requested moving the cluster mailboxes when the new boxes are ordered. The board requested that: any costs in addition to replacing the current box in its current placement be borne by the requestor; sign-off of 100% of the affected owners be obtained and input from Maintenance Supervisor who will explore placement alternatives.

-No additional homeowner concerns were raised.

Old Business:

-Lepore Law Collections Agreement – the Request For Proposal is being finalized

-Report on Key Bank CD renewal –a good rate was attained

-Office Assistant Replacement – the President is working on it

-Roof leak complaints –the Maintenance Assistant provided an update to the Board

Beth Barber departed the meeting at 7:53 pm.

New Business: None

Board Correspondence: None

Announcements:

-Articles for VOICE should be submitted by homeowners no later than March 31, 2026,
Homeowners can send their articles to pinebrookh@gmail.com.

-The next monthly Board meeting is scheduled for April 28, 2026 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Adjournment

Motion to adjourn the meeting at 8:12 pm. **MSC:** Garrett Wolverton/Joe Edwards (5 Yes/0 No) carried

Tim Olsen
Secretary