

Pinebrook Homeowners Association
Board Meeting minutes February 24, 2026

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

MSC: Motion, Seconded, Carried

The meeting was called to order by the President at 6:30 pm
The President welcomed board members, staff and guests

Tim Olsen suggested amending the agenda to include discussion on replacing the Office Assistant who has submitted her resignation effective March 31, 2026.

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

Election of Officers for 2026

Open nominations for the offices of President, Vice-President, Treasurer and Secretary for 2026.

Close nominations

Motion to elect the current President, John Lovejoy for the year 2026. **MSC:** Joe Edwards/Karen Maxwell (6 Yes/0 No) carried

Motion to elect the current Vice President, Garrett Wolverton for the year 2026. **MSC:** Joe Edwards/Karren Maxwell (6 Yes/0 No) carried.

Motion to elect the current Secretary, Tim Olsen for the year 2026. **MSC:** Joe Edwards/Karen Maxwell (6 Yes/0 No) carried.

Motion to elect the current Treasurer Stephen Nash, for the year 2026. **MSC:** Joe Edwards/Tim Olsen (6 Yes/0 No) carried.

Motion to dispense with the reading of the January 27, 2026 board meeting minutes. **MSC:** Joe Edwards/Tim Olsen (6 Yes/0 No) carried.

Motion to approve the January 27, 2026 board meeting minutes. **MSC:** Joe Edwards/Karen Maxwell (6 Yes/0 No) carried.

Motion to dispense with the reading of the February 10, 2026 annual meeting minutes. **MSC:** Joe Edwards/Karen Maxwell (6 Yes/0 No) carried.

Motion to approve the February 10, 2026 annual meeting minutes. **MSC:** Joe Edwards/Karen Maxwell (6 Yes/0 No) carried.

Treasurer Report – The January 2026 financial reports were presented for review.

Maintenance Supervisor Update – See The VOICE

ACC Committee Update - See The VOICE

Rules Committee Update - none

Welcome Committee Update - none

RV Committee Update – A letter to owner not current with dues was sent denying ability to rent for 2026 and requesting they vacate the RV lot

Open Forum:

- Mary Allred is turning 90 and her granddaughter is hosting a party. Pinebrook residents are invited.
- The February coffee had ten people in attendance. The next coffee is March 14

- Extra vehicles near a residence on Pinebrook Street are causing problems for neighbors; additionally, people and coming and going at all hours.
- A leaking roof issue since 2022 continues. The owner was asked to get at least one estimate to repair the roof and bring the information back to the board.

Old Business:

- Lepore Law Collections Agreement – Stephen will compile a Request for Proposals to send to collections agencies.
- Discussion on holding meetings online. No action
- Motion** to approve employee compensation increases of 2.8%, the cost-of-living allowance used in calculating the 2026 budget, to be effective February 1, 2026. **MSC:** Garrett Wolverton/Joe Edwards (6 Yes/0 No) carried.

New Business:

- Motion** to approve a full financial audit for 2026 budget year. **MSC:** Tim Olsen/Karen Maxwell (6 Yes/0 No) carried.
- Finalize plan for Lepore Law to make necessary changes to Pinebrook CC&Rs to comply with state regulatory changes to the RCWs affecting homeowners associations that take effect as early as 2028. The President will coordinate with the attorneys.
- Discuss replacement of the Office Assistant. The President will coordinate with Northwest Staffing Services.

Board Correspondence – None

Announcements:

- Articles for VOICE should be submitted by homeowners no later than February 27, 2026, Homeowners can send their articles to pinebrookh@gmail.com.
- The next monthly Board meeting is scheduled for March 24, 2026 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Executive Session:

Note on Executive Sessions: Homeowners may not be present for this portion of the meeting. Any action taken by the board will take place when the board returns to the regular meeting following closure of the executive session and will be included in the meeting minutes.

Adjournment

Motion to adjourn at 8:32 pm. **MSC:** Karen Maxwell/Joe Edwards (6 Yes/0 No) carried.



Tim Olsen, Secretary