

Pinebrook Homeowners Association
Board Meeting Minutes January 27, 2026

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

MSC: Motion, Seconded, Carried

The meeting was called to order by the President at 6:34 pm.

The President welcomed board members and guests.

Motion to adopt the agenda as presented. **MSC:** Beth Barber/Garrett Wolverton. (7 Yes/0 No) carried.

Motion to dispense with reading of the November 25, 2025 Board meeting minutes. **MSC:** Beth Barber/Garrett Wolverton (7 Yes/0 No) carried.

Motion to approve the November 25, 2025 Board meeting minutes. **MSC:** Beth Barber/Garrett Wolverton (7 Yes/0 No) carried.

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

Maintenance Supervisor Update – See The VOICE

ACC Committee Update – See The VOICE

Rules Committee Update – Beth Barber will chair the committee effective in April 2026.

Welcome Committee Update – No report

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

Open Forum:

- Sharon Marble provided an update from the Fircrest Neighborhood meeting

Old Business:

-**Motion** to accept the finalized 2025 Reserve Study Report. **MSC:** Beth Barber/Garrett Wolverton. (7 Yes/0 No) carried. The report will be emailed to board members.

New Business:

-Set 2025 employee performance evaluations. Board members will meet on January 31, 2026 to complete employee performance reviews.

-**Motion** for the President to renew the Key Bank certificate of deposit for around one year at either Key Bank or Columbia Credit Union based on the highest rate available. **MSC:** Tim Olsen/Joe Edwards. (7 Yes/0 No) carried.

-Lepore Law Collections Agreement. A committee of the board will research and recommend to the board a collection firm with whom to contract to process delinquent accounts and reserve Pinebrook's attorneys for legal actions with regard to accounts in collections.

-**Motion** to accept the 2026 landscaping contract with Valley Scapes Landscaping as presented. **MSC:** Beth Barber/Garrett Wolverton. (6 Yes/1 No) carried.

Board Correspondence

- None

Announcements:

-Articles for VOICE should be submitted by homeowners no later than January 30, 2026
Homeowners can send their articles to pinebrookh@gmail.com.

-The annual membership meeting is scheduled for February 10, 2026 at the clubhouse. 6:30 pm sign in; 7:00 pm meeting. Owners and residents are encouraged to submit their proxy whether or not they are planning to attend.

-The next monthly Board meeting is scheduled for February 24, 2026 at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Executive Session:

-**Motion** at 7:49 pm to adjourn to executive session. **MSC:** Beth Barber/Tim Olsen (7 Yes/0 No) carried.

-**Motion** at 8:14 pm to return to the open meeting. **MSC:** Beth Barber/Karen Maxwell. (7 Yes/0 No) carried.

Adjournment:

-**Motion** to adjourn at 8:15 pm. **MSC:** Beth Barber/Karen Maxwell. (7 Yes/0 No) carried.

Tim Olsen
Secretary

