Pinebrook Homeowners Association
Board Meeting Minutes July 28,2026

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

MSC: Motion, Seconded, Carried

The Meeting was called to order by the President at 6:33pm
The President welcomed board members, staff and guests

Motion to adopt the Agenda **MSC:** Joe Edwards/Garrett Wolverton (6 yes/0 No)
Board Meeting Minutes for June 23, 2026, are not available
Treasurer Report- June 2026 financial reports were presented for review
Maintenance Supervisor Update- See The VOICE
ACC Committee Update- See The VOICE
Rules Committee Update- No Report
Welcome Committee Update- No Report
RV Committee Update – Garrett gave update

Open Forum:
Firewood in RV Lot; Homeowner asked about renting RV space; Homeowner asked about roof and moss cleaning. Past minutes will be posted in the next couple of weeks, The VOICE.

Old Business:
Office Assistant Hire – Amanda Perez was introduced.
Garage Sale Results – President gave an update on garage sale.

New Business:
Motion – That the President be directed to call an emergency special meeting of the Board, pursuant to Bylaws Article VI, Section 2, upon not less than three (3) days' notice, for the purpose of authorizing well pump replacement;
That prior to said meeting, the president shall direct that at least on additional estimate for well pump replacement be obtained within a reasonable time before the Special Meeting. **MSC:** Stephen Nash/ Joe Edwards (6 yes/ 0 No) carried.
At least two other companies will be contacted for a competing bid.

Board Correspondence:
None

Announcements:
-Articles for VOICE should be submitted by homeowners no later than Friday July 31, 2026, Homeowners can send their articles to pinebrookh@gmail.com.
-The next monthly Board meeting is scheduled for August 25, 2026, at 6:30pm. Owners and residents are encouraged to attend. The meeting location is the clubhouse.

Adjournment
Motion to adjourn the meeting at 8:00pm **MSC:** Garrett Wolverton/Joe Edwards (6 yes/ 0 No) carried

Tim Olsen
Secretary