

**PINE BROOK HILLS HOMEOWNERS' ASSOCIATION
GENERAL MEETING
OCTOBER 19, 2010**

The Tuesday, October 19, 2010 general membership meeting of the Pine Brook Hills Homeowners' Association was held at the Community Center, Station One. The meeting was called to order by Bill Alexander, President, at approximately 7:15 pm. The meeting followed a potluck dinner beginning at 6:00 pm which included both a brief presentation by the League of Women Voters on ballot issues and a tribute to the Boulder Mountain Fire Protection District firefighters who were responsible for ensuring the safety of residents and property in the subdivision during the September fires.

The board members in attendance were Bill Alexander (president), Dave Davies (vice president), Pam Creswell (treasurer), and Tom Mann (secretary).

Roads Committee co-chair Cindy Lindsay offered a presentation and update on the status of subdivision road repair financing being considered by the Boulder County Commissioners. The four options under consideration are:

- maintain the status quo (County continues to maintain roads minimally)
- create a local improvement district (LID)
- create a political action committee (PAC)
- create a township for the subdivision

Bob deHaas also suggested the possibility of creating a "Metro District", essentially establishing Pine Brooks as its own legal jurisdiction with the ability to tax its own residents. While a complex and expensive proposition, certain tax advantages might apply. Cindy Lindsay agreed to research this possibility.

Following the presentation Ms. Lindsay responded to questions posed by residents present. Peter King-Smith agreed to join Cindy's roads committee.

Business Meeting

The business meeting was called to order by the president followed by a motion to accept the minutes from the previous general membership meeting of Aug 8, 2010. The motion was seconded and unanimously approved.

Treasurer's Report

Pam Creswell presented a summary of the current financial position of the HIOA. Revenue collected to date is \$28,744. 2010 budget shows revenue for the year as \$33,150. Expenditures to date are \$16,492. Projected 2010 expenditures are \$42,130. Currently the statement reflects net income of \$12,252. Expenditures are low generally because budgeted fire mitigation work hasn't been completed and anticipated legal expenses have not occurred. The report was accepted by the president.

Election of HOA Officers for a One Year Term (2nd year of two years)

Bill Alexander introduced the current HOA officers and asked those present if there were other candidates for office. With no response, a motion was made, seconded and unanimously passed to accept the current slate of officers for a one year term:

Bill Alexander, President; Dave Davies, Vice President; Pam Creswell, Treasurer; Tom Mann, Secretary; Suzann Adams, Member at Large. Bill requested all meeting attendees to start thinking of candidates for new board officers that would serve at the expiration of the current term.

Committee Report-Boulder Mountain Fire Protection District

Fire Chief John Benson discussed the BMFPD response to the fires that began on Labor Day. Questions were raised by the residents present that generated discussions about ambulance service, mitigation, and other topics. Members in attendance expressed their thanks to the firefighters by a standing ovation.

Committee Report-Pine Brook Water District

Water Manager Bob deHaas reported on the quality of water in the subdivision following the recent fires. He mentioned a large grant received by the water district that will be used for a new filtration system at the water plant. The purpose of the system is to filter out expected extra sediment runoff in our water due to the Four Mile Fire denuding some of our watershed of vegetation. A question and answer period followed the presentation.

New Neighbor Introductions

Bill Alexander invited new PBH residents to introduce themselves.

Womens' Auxillary

Kathy Eyster reported that the Auxillary is selling aprons to raise funds for their organization.

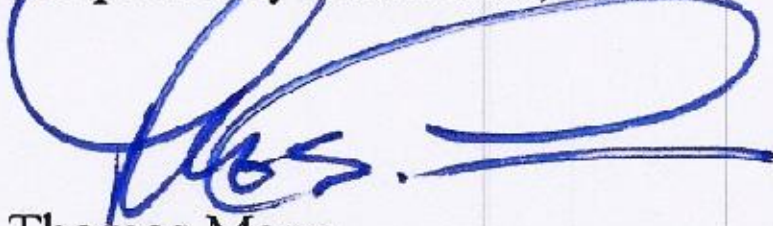
Committee Report-Beetlebusters

Co-chair Jo Davies provided a brief report on the Beetlebusters activities.

Motion to Adjourn

A motion to adjourn was offered, seconded and passed at 8:35pm.

Respectfully submitted,



Thomas Mann
Secretary