

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION
GENERAL MEETING MINUTES
July 30 , 2008**

The Wednesday , July 30,2008 general meeting of the Pine Brook Hills Home Owner's Association was held at the Pine Brook Hills Community Center, Station One . The meeting was called to order by President Mark Menagh at 7:00 pm. Approximately six residents were in attendance. As the pending HOA picnic is scheduled for August 10, no potluck tonight and this general meeting is anticipated to be brief and not well attended by the public. In addition, only two Board members were present (Marrk Menagh and Marla Saville).

EVENTS ANNOUNCEMENT:

HOA Picnic and Silent Auction: Scheduled for Aug.10th at Pam Creswell's house from 4-8 pm (and perhaps later into the evening). There will be led dancing, games, food catered and served. It is estimated that picnic costs will be @ \$1,300. Donations at the door to help cover food costs are appreciated and it is suggested that people bring a salad and dessert item. A silent auction of donated items; an anonymous donor will match auction proceeds to help move the dam dirt. Detailed picnic and auction information on www.pinebrookhills.org.

NEW BUSINESS:

Letter from Boulder County: Resident, Eleanor Patten asked if anyone could clarify the county letter to residents regarding septic tank inspections (the County's "Septic Smart" program). Param feels it is to ensure that septic systems have been functioning and inspected properly and routinely and Mark feels it will be required when homeowners put homes up for sale, like roof inspections. He will investigate further.

Question about compost requirements: a member was under the impression that Boulder County was stipulating some sort of composting requirement which turns out to be a City, not County, issue. A question was also raised about a rumored increase in garbage removal costs. No one with Western knew of any increases. Someone shared that CHARM offers free disposal of electronics on Oct. 4th.

REPORTS:

Water District: Mark (for Bob de Haas) – the "moving the dirt" is proceeding, but not quite as fast as originally thought. Hard to know until you get going how fast it will go and this can affect the cost. Mark thought the dirt moving may be completed by late Aug. 08.

ARC: Mark (for Mike Connolly) – no new business to report. A member asked if there were any new developments with the Valentine/Lehr project. Mark said they had decided to build a remodel/addition to their house before building the new detached garage. No work has begun yet, but the residents have agreed to abide by the covenants.

Beetle Busters: Suzanne – out of 71 Beetle Buster inspections in the district so far this year, 28 properties were positive for beetle hits. Steve Lynn reports that he found an additional 12 properties hit. The Pine Brook hits consisted of about ½ Ips and ½ Mountain Pine beetles and the Carriage Hills and Boulder Heights hits were mainly Mountain Pine. A member expressed concern that, though most of their trees were very healthy, one tree had been hit by beetles and the entire property was marked red

on the “Beetle Map”. This is because, though beetles can fly as far as 3 miles, they prefer trees nearby, and therefore, all trees on the property and on nearby properties may be at increased risk.

The retired state entomologist Dave Leatherman feels that, rather than the “wave” of beetles invading from the west that we tend to think of as headed our way, beetles are endemic. It is poor conditions, including draught and warm temperatures that likely will increase the local beetle populations. Therefore, the practice of identifying and removing each beetle-hit tree makes sense in terms of removing the endemic population.

It is now protocol to cut down Ips hit trees now, and not wait until colder weather. If you notice any red trees in our area, please contact Beetle Busters so they can try to assess the situation.

The tree spraying many of us have opted to have is residual for about 4-5 months.

A new “scourge” being noticed in the area is woolly aphids. It looks like a white “frosting” on pine needles. Typically they are only found on a portion of the tree, and, unless a large portion of the tree is covered, do not pose much of a threat to the tree. Unless your tree is being actively sprayed for Ips, you may “wash” affected needles. Buy a spray bottle at McGuckin’s which attaches to the end of a hose. Follow directions and mix water with Ivory or Safer soap. Do not spray with plain water, as they apparently like humidity.

Moving the dam dirt: Mark (for Al Gerrish) - only ½ of the funds needed have been raised, but as mentioned above, an anonymous donor will match money raised by the silent auction.

Fire Auxiliary: no report

Wildlife: Mark (for wildlife officer, Deborah Menagh) – not much to report other than one bear sighting and a “deer in distress” which turned out to be an old doe breathing hard, who was better after taking a break from the heat!

OLD BUSINESS:

Minutes: Marla –approval of minutes for the April 30th meeting were moved, seconded and approved.

Treasurer’s Report: : Mark (for Treasurer Dave Davies) – assets in bank of \$30,318 less two “checks in the mail” for expenses and D&O insurance due in Oct. all totaling @ \$2,675. We have collected \$28,230 of an expected \$29,000 in dues. 85 homes have not paid, but the others have been generous and averaged over \$103 per household with many \$200 and \$250 payments. Provided there are no more major legal expenses, we will end up this year much like last year at about \$27,000 in the bank, the reason being we only expended \$10,000 in fire mitigation (half of previous years).

- please note a correction per Suzanne Adams – expenditures listed for Beetle Busters as “social events” were actually for equipment, etc. and not for the volunteer appreciation party which was paid for out of pocket.

A motion was made to approve Treasurer’s report, seconded and approved.

The meeting was adjourned at 7:55pm

Respectfully submitted,

Marla Saville, Secretary

