

**PINE BROOK HILLS HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 1, 2011**

On Tuesday evening, March 1, 2011, the Pine Brook Hills Homeowners' Association Board of Directors met at the Pine Brook Hills Community Center. The meeting was called to order by the President, Bill Alexander. Directors in attendance included Dave Davies (Vice President), Suzanne Adams (Member at Large), and Tom Mann (Secretary). Treasurer Pam Creswell was absent.

Also in attendance were Allen Saville and Param Singh.

**Call to Order**

The meeting was called to order by Bill Alexander at 7:00 pm.

**Approval of Minutes of Board of Directors Meeting, December 7, 2010**

Meeting minutes were reviewed and a motion made, seconded and passed by all directors present to accept the previous meeting's minutes.

**Proposed Vendor List for PBH Residents**

Bill Alexander opened discussion involving the recommendation to develop a "preferred vendors' list" for use by subdivision residents. The individual making the suggestion, Cherilynn Cathey, was unable to attend the meeting. Pros and cons of developing, publishing and maintaining such a listing were weighed. The consensus of those present was that such a listing could be developed and introduced into the Pine Brook Hill Forum, part of the Association website. The challenge would be to keep the list current over time. Bill will be communicating with Ms. Cathey.

**Pine Brook Hills Signage**

Tom Mann acknowledged the time spent by and many skills of Allen Saville, who assisted Tom in conceptualizing, depicting and pricing a replacement sign for the now obsolete "deer" sign located at the bottom of Linden Avenue. Tom discussed the sign design presented for the approval of the Board and Allen indicated that the approximate cost to construct would be \$1500. Following discussion a motion to accept the design as presented and construct for an amount not to exceed \$1500. was offered, seconded and passed unanimously. Tom will investigate the name of the property owner and seek his/her approval. He will also arrange to return the existing fire condition sign to the Boulder County offices.

**Committee Report-The Third Arm**

Allen Saville discussed the use of the SmartPhone in an emergency situation, particularly the fact that a map of the subdivision in general and evacuation routes in particular could be downloaded for use by evacuees. Allen will prepare an article for the next newsletter.

Allen also discussed the use of the Boulder County Fire Services ID Card and possible ways that the card may be misused.

**Architectural Review Committee Update**

Since no members of the ARC were present, Bill Alexander reported that Jim Eyster has consented to serve on the committee. Also Bill alerted those present that the Strahn issue would be discussed in an upcoming meeting of that committee.

### **Nominating Committee Update**

Bill advised that this committee, which is tasked with identifying candidates for Board positions beginning in January, 2012, continues to search for volunteers. A short discussion followed concerning possible candidates for the coming term.

### **Roads Committee Update**

Bill reported that committee chairperson Cindy Lindsay is continuing to await a response from Boulder County on her request for financial information related to the repair of roads in the subdivision.

### **Fire Mitigation Update**

General discussion occurred led by Bill and Suzanne Adams concerning fire mitigation. A map reflecting "environmental threats" has been developed and the Board's consensus was that the map should be published in the Pine Brook Press.

### **Committee Report-Beetle Busters**

Co-chair Suzanne Adams informed those present that 2011 will prove to be a critical year in the containment of the beetle population in the county. While PBH residents continue to do an excellent job in identifying affected trees and mitigating them, beetle populations are behaving abnormally, requiring even more vigilance by residents. Suzanne emphasized that the best use of money was in the removal of infested trees. Permission was granted by the Board for Suzanne to fund the removal of 2 infected trees on public land.

### **Future Speakers-General Membership Meetings**

The members present discussed topics for future general membership meetings. Tom recommended that speakers with presentations greater than the time allotted be allowed to place articles in the newsletter prior to the general meeting. This would serve to pique interest in the presentation and eliminate the time consuming details during the presentation, allowing more time for questions and answers. Agreement was reached on the priority of speakers whose names were presented for consideration.

### **Motion to Adjourn**

Motion was offered, seconded and passed unanimously to adjourn at approximately 9:00 pm.

Respectfully submitted,



Tom Mann  
Secretary