

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION
GENERAL MEETING MINUTES
Tuesday, November 3, 2009**

The Tuesday, November 3, 2009 general meeting of Pine Brook Hills Home Owner's Association was held at the Community Center, Station One. The meeting was called to order by Mark Menagh, President, at 7:00 pm, after a potluck and a presentation by Bill Alexander about Oktoberfest. Approximately 45 residents were in attendance.

Old Business:

- Minutes from August 2, 2009 HOA member's meeting – Secretary Meeting minutes moved, seconded, and approved.
- Treasury update – Treasurer: Dave Davies: 301 households have paid HOA dues. The average payment has been approximately \$101.00 per household. Our ending cash balance and total assets as of Nov.3, 2009 is \$43,062. A motion to approve the treasurer's report was made, seconded and approved.

New Business:

Nomination and Election of new HOA Board members: Mark Menagh asked if there were any last minute nominations. The following nominees were elected by unanimous vote:

Bill Alexander - President.
Dave Davies - Vice President.
Tom Mann - Secretary.
Pam Creswell - Treasurer.
Mark Menagh - Member at Large.

Event Announcement: The annual Mountain Expressions Arts and Crafts Show – 11/14 and 11/15 - with artists and crafters from both PBH and Boulder Heights. Proceeds go to Boulder Mountain Fire Protection District.

Committee and Board Reports:

- **Beetle Busters:** Suzanne Adams: PBH continues to do a good job fighting beetle infestation. Suzanne urged discretion when choosing trees to be sprayed and limiting them to "pet" trees that you wouldn't want to live without.
- **Fire Mitigation and Chief's Report:** John Benson: The Fire Mitigation crew is working toward finishing the Pine Brook Loop project.

Chief Benson appealed to drivers to observe the speed limits and not cross over traffic lines, especially in bad weather. He also said the fire district really

appreciates when residents who live near a fire hydrant “adopt” it by keeping it cleared of snow, weeds, tree limbs, etc. He thanked the HOA and the Fire Boards for their continued support of the Fire District.

- **Architectural Review Committee:** Mike Connolly: ARC currently has a light work load. They are dealing with complaints about the long standing “unfinished” status of a property on N.Cedar Brook. There was public discussion regarding whether or not ARC has power to resolve disputes or enforce covenants which carried over into the public discussion about covenants later (below).

When asked if it’s necessary to get ARC permission for solar panel installation, Mike pointed out that no HOA can prevent homeowners from making home energy efficiency improvements, and suggested always asking ones neighbors before installation of items such as solar panels.

- **Covenant Revision :** Bill Alexander discussed why the Covenant Review Committee was formed; the results of the community survey; how the Board and the Covenant committee hopes to proceed with revision of the covenants.

Public discussion followed about numerous covenants issues, questions and concerns for approximately two hours.

A motion made to approve the expenditure of approximately \$7200 to go forward with the process to ratify our covenants was seconded and passed.

A call to adjourn the business meeting was made, seconded and approved at 9:30 pm.

Respectfully submitted,

Marla Saville, Secretary