

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION
BOARD MEETING MINUTES
Tuesday, September 1 , 2009**

The Tuesday, September 1,2009 Board 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.

Board members in attendance were: President Mark Menagh, Vice President Bill Alexander, Treasurer Dave Davies, Member At Large Tim Triggs and Secretary Marla Saville Also present were Suzanne Adams and guest Allen Bourey

Minutes from Tuesday, June 2, 2009 meeting – Marla: Acceptance of meeting minutes moved, seconded, and approved.

Treasury update – Dave: Treasurer's report – a motion to accept report was made, seconded and approved.

Beetle Busters-Suzanne: Ideally, cutting of trees and slash should not be done between the end of May through the end of September in order to reduce the chance of attracting beetles. This is often not possible since fire mitigation must continue by our mit crew during the summer months. It was suggested that Chief Benson, Mitigation Director Steve Lynn and PBH volunteer State grant researcher Uriah Bueller be invited to the December 2009 HOA Board meeting in order to understand what kind of mitigation plan will be in place for 2010.

Beetle Busters has their own new website: www.beetlebusters.net.

A training session for new Beetle Busters will be held at the community center on Saturday, September 19th.

Results in the use of Verbenone pouches by homeowners is encouraging so far. Suzanne offered to look into possible group rates for ordering the pouches, as well as trying to make a deal for a group rate with a Tree Service company for tree spraying next year, by December of 2009.

Covenant Advisory Committee-Bill: A motion to transfer ownership of the Covenants Advisory Committee to the HOA for formal endorsement was made, seconded and approved.

The Committee had completed writing a survey for all PBH home and lot owners to complete and return to the HOA. A motion to approve the HOA paying for and sending the survey was made, seconded and approved.

In response to needing a "for fee" attorney to handle any legal issues involved with covenant "unification", a motion was made to hire Allen Bourey, based on the recommendation of the Covenants Advisory Committee. The motion was seconded and approved.

An additional motion to use the funds already allocated for legal fees in the existing 2009 budget, for any covenant unification legal fees, was made, seconded and approved.

A motion to officially thank the volunteers on the Covenant Advisory Committee for working so hard was made, seconded and approved.

Since they may change, Suzanne suggested omitting the “old” covenants from the upcoming new edition of the PBH directory. Instead, a statement steering residents to the PB website to view the current covenants could be included in the new directory.

New Business-

Dave says that Uriah plans to send an email to residents who are postponing mitigation on their properties.

Mark said he recently discouraged a resident who inquired about using the email lists to solicit business.

Some agenda to be included in the October 28th Member’s business meeting:

- A vote for the new HOA Board members, and a formal request for other nominees.
- A summary of the covenants unification survey results by Bill.
- Suzanne will speak about the latest Beetle Buster’s news.

Event Announcement- Ideas for the General Member’s meeting on October 28th were discussed, and it was ultimately decided that an “Oktoberfest” celebration might be fun. Inquiries to the founder of a local microbrewery will be made for a possible presentation about beer making, and German dishes will be encouraged for the Potluck. Appropriate Oktoberfest music could be played.

It was resolved to send a big thanks to Pam Creswell for magnificently managing the August HOA Square Dance!

A motion to adjourn was made, seconded and approved at 8:30 pm.

Respectfully Submitted,

Marla Saville, Secretary

