

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION  
GENERAL MEETING MINUTES  
Wednesday, April 29, 2009**

**The Wednesday, April 29, 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. Approximately 15 residents were in attendance.**

**Old Business:**

- Minutes from January 28, 2009 meeting – Secretary Meeting minutes moved, seconded, and approved.
  
- Treasury update – Treasurer: Dave Davies: We are ahead of where we were at this time last year in collection of dues. 250 out of a possible 380 households have paid an average of \$105.30. we have approximately \$50,000 in the bank.  
A motion to approve the treasurer's report was made, seconded and approved.

**New Business:**

It's time for new volunteers on the HOA Board of Directors, and Mark Menagh made a "call" for nominating committee volunteers. Please talk to your neighbors about volunteering.

Vice President Bill Alexander will be a nominee for President next year, and Mark Menagh will become Member at Large. Volunteers are needed to fill the HOA Board positions of Treasurer, Vice President and Secretary.

**Committee and Board Reports:**

- **Beetle Busters:** Jo Davies for Suzanne Adams: the big snow storm in April damaged many trees and the broken limbs can attract devastating Ips beetle infestations. Residents are being strongly urged to get any broken limbs to the curb so that they can be picked up by the mitigation crew. They can be called for pricing and information about matching grants to help homeowners. If residents are physically or financially unable to move slash on their own, call the fire house for information about volunteer help. Also, contact Gail Loveman regarding CU students who've done work for her at reasonable rates.

Out of the recent 66 inspections, there were 127 Mountain Pine Beetle infested trees which were pretty badly hit; 16 Ips beetle hit trees and 14 Douglas Fir beetle hits.

Several people raised questions about what kinds of things can be done about the beetle problem including: the possibility of the HOA matching funds for residents' mitigation expenses; an effort to replace infested trees with new trees; organizing a plan to use Verbenone flakes or pouches throughout PBH with the possibility of HOA helping to fund it.

A motion was made to request Beetle Buster's to investigate various possibilities and come to the HOA with a plan. The motion was seconded and approved.

It was suggested that information about the Verbenone pouches be put on the PBH Website.

- **PET Evacuation Team:** Allen Saville. In response to owners' concerns about evacuation of their pets if they aren't home at the time. PET now has guidelines and a power point presentation to share with pet owners with tips on how to form neighborhood "pods" along with printed forms, suggestions and in the near future, results of a "test" pod's mock evacuation. There will be information regarding an internet database that is being developed for BMFPD residents in "On Fire" hopefully sometime soon. Among other things, this database will help pet pod members. Allen agreed to try to reduce the power point presentation into a PDF file so that it can be put onto the PBH Website.
- **Covenant Advisory Committee:** Bill Alexander. They will be in the investigating stage through the Summer and will get back to the HOA in the Fall.
- **Architectural Review Committee:** Mike Connolly. The Valentine/Lehrs are in compliance with their agreements with ARC. They have 12 months to remove the old garage. The new garage does not have a C/O yet. Mike said the property owners are anxious to comply with the agreements.

Someone asked if ARC approval is needed for energy improvements such as installation of solar panels. He said that, according to the State, HOAs have no say about energy improvements, but he'll be happy to look at any plans for residents and suggests people talk to their neighbors about plans for things like solar panels.

- **PB Water:** Bob de Haas. We had a very dry Winter. April storms brought water back up to normal. The quick amount of moisture caused slight damage to a hard- to- compact area around the front of the dam which got too wet and eroded. They have taken down about 20 trees due to beetle hits. Water usage has been average.
- **Fire Chief's Report:** John Benson not present.
- **New Business:**
- **Garage Sale:** Art Markey. The sale dates are the 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup>. The next two weekends they'll be taking donations. Hours for donations: 10 am – 2 pm  
If anyone needs help transporting donation items, call Art.

A motion to adjourn the business meeting was made, seconded and approved at

8:05 pm

Bill Alexander introduced tonight's program with Fred Thrall presenting his fascinating slide show "A Ride Out of History along the Oregon Trail".