

**PINE BROOK HILLS HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
DECEMBER 7, 2010**

On Tuesday evening, December 7th, 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. Members in attendance included Bill Alexander (President), Dave Davies (Vice President), Pam Creswell (Treasurer), Tom Mann (Secretary), and Suzanne Adams (Member at Large).

Also in attendance were Cindy Lindsay, Steve Sheafor, Neil Patel, Alan Bourey, Peter King-Smith, and John and Dorothy Seward.

Call to Order

President Bill Alexander called the meeting to order at approximately 7:00 pm.

Minutes of Previous Board of Directors Meeting, June 10, 2010

Meeting minutes were reviewed and a motion to accept as presented was offered, seconded and passed unanimously by the board members present.

Acknowledgement

The President congratulated Tom Mann on refurbishing the PBH announcement sign that has fallen into disrepair.

Treasurer's Report

Pam Creswell distributed spreadsheets reflecting financials to date for 2010 and proposed budget for 2011.

Through December 7th, total receipts are \$30,532. compared with the budget of \$33,150. Expenditures showed \$16,531. versus \$42,130. in the 2010 budget. Consequently the Association tallied net income to date of \$14,002.

The greatest variances in expenditures were Beetle Busters (\$4,500 budgeted/\$1,635 expended), covenant-related expenses (\$6,500 budgeted/\$1,473 expended), Fire Mitigation (\$15,000 budgeted/ \$1,943 expended) and General Legal (\$7,500 budgeted/\$2,780 expended).

General discussion followed concerning the Association's fiscal position and suggestions were offered for the 2011 operating budget. It is the Treasurer's intent to make available a draft 2011 budget to all residents shortly after the first of the year.

A motion was made to have the Treasurer proceed with the 2011 budget, incorporating the Board's suggestions. The motion was seconded and passed.

Architectural Control Committee

Committee chairman Neil Patel briefly discussed the committee's activities and the method of proceeding against homeowners not in compliance with PBH guidelines. Neil also invited residents interested in serving on the committee to contact him. Additional members would be helpful. He received approval to work with the Association's attorney, Alan Bourey, on a simpler form to be signed by homeowners who come before the ARC.

Roads Committee Report

Chairperson Cindy Lindsay provided a short update as to where this issue stands to date. She also distributed a spreadsheet entitled "Pine Brook Hills Road Repair Estimates" which detailed the costs involved in road repair for residents. Assuming 421 households, the cost per year to remove damaged pavement and replace with four inch asphalt is \$210 per household per year for fifteen years. This would be the most expensive method of repair. The expense to apply a two inch overlay and to chip seal existing roads would be \$155 and \$75 per household per year respectively for fifteen years. These numbers were obtained from the County's Mike Thomas and were deemed estimates.

Considerable discussion followed resulting in the recommendation that the Chairperson re-contact the County to obtain firm cost figures for the Board's further consideration.

Attorney Alan Bourey suggested the Board consider referring the existing maintenance contract between the subdivision and County to the Colorado Attorney General for review or taking legal action against the County to force compliance.

The Board thanked both Cindy and Steve for their hard work on this project.

Fire Mitigation Committee

Chairperson Uriah Bueller was absent. There was a minimum of activity in 2010.

Beetle Buster Report

Chairperson Suzanne Adams provided an overview of the committee's activities in 2010. There were 127 inspections conducted with 422 infected trees found. Most of those trees were removed from the properties. She also indicated that the beetles are now in two flight-per-year modes in PBH which is especially troublesome. More trained busters are needed. Due to the recent fires in the surrounding areas, we can expect an influx of Ips and turpentine beetles in the future.

Suzanne also recommended partnering with independent contractors who would assist with mitigation in concert with the fire department.

Covenants Committee Report

Bill Alexander reported that we now have sufficient petition signatures in all PBH units to pass the resolution to make all existing covenants uniform. Alan Bourey is working to conclude this project.

Bill Alexander was given heartfelt and prolonged applause by the members present for his extraordinary work to accomplish this challenging task.

January General Meeting

January's meeting was scheduled for the 25th with Peter King-Smith providing a presentation prior to the business meeting on planning trips to Australia and New Zealand.

April 28th General Meeting

Bill Alexander invited ideas for the agenda and presentation prior to the general business meeting. Suzanne Adams suggested a neighbor and accomplished author, Nick Carr, a recent PBH resident.

Nominating Committee

Bill Alexander asked for volunteers to serve on this to-be-created committee for the purpose of setting forth a slate of candidates for the Board for the upcoming term. Neil Patel agreed to serve on this committee.

New Business

Suzanne Adams presented a scroll with the names of longstanding PBH volunteers and asked for additional names.

Tom Mann asked whether it would be appropriate to encourage charitable contributions and bequests. Some discussion followed and additional investigation will be conducted before this issue is brought before the Board again

Motion to Adjourn

A motion was made, seconded and unanimously approved at 9:20 pm.

Respectfully submitted.



Tom Mann
Secretary