

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION
BOARD MEETING MINUTES
Tuesday, March 3 , 2009**

The Tuesday, March 3,2009 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 Vice President Bill Alexander at 7:00 pm.

Board members in attendance were: Vice President Bill Alexander, Treasurer Dave Davies, Member At Large Tim Triggs and Secretary Marla Saville. President Mark Menagh was absent. Suzanne Adams was also present..

Minutes from Tuesday, December 2, 2008 meeting – Marla: Meeting minutes moved, seconded, and approved.

Treasury update – Dave: 230 households have paid dues to date totaling \$24,071; with the average donation being \$104.60.
Total assets are \$49,963.

Beetle Busters-Suzanne: Spraying of a few “iconic” trees deemed to be important to the PBH community will be done by Davey Tree Service, and paid for by funds allocated to the Beetle Buster budget. This will include about 9 trees lining the station one/community center drive. In addition, 3 trees will be sprayed near the “welcome to PBH” sign and will be paid for by that property owners.

There is an ongoing problem with a few property owners who are reluctant or unwilling to treat infected trees on their properties.

Suzanne estimates that approximately 100 property owners in PBH will be having their “pet” trees sprayed this year. The chemicals used to spray are not a problem and should not deter people from having their trees sprayed.

It looks as though beetles have already started to fly this year.

Research and test studies on a chemical free, completely natural, simulated pheromone called Verbenone look very promising. It does not harm wildlife, vegetation, or water supplies. The flakes, which are dropped from planes or helicopters, “stick” to trees and discourage infestation by the beetles. Success rate is about 2/3, so far. Costs are estimated to be about \$100 per acre. It is too early to say how this will help in the fight against bark beetles, but we are hopeful for more news in the near future.

Fire Mitigation-Tim: PBH resident Uriah Bueller, has agreed to be the volunteer mitigation coordinator for the 2009 proposed grant project. Hopefully, he will be able to attend the April, 2009 members meeting and answer questions regarding the status of that possible grant project. Because it will already be beetle season by then, the prospect of mitigation is always a problem since beetles are attracted to the smell of cut and chipped wood.

Architectural Review Committee-Tim: Things have been quiet. One new home, on Wagner Circle, sought and was granted permission for construction.

The new garage construction at 82 Pine Needle continues; dormers are to be added per the blueprint drawings. The old garage is to be taken down upon completion of the new one, per agreement with the PBH covenants.

Covenant Advisory Committee-Bill: The first meeting is scheduled for March 16, 2009. In addition to Bill, members include: Brad Schildt, Richard Fozzard and Mike Connolly. As stated at the January, 2009 member meeting (see minutes posted on PBH website), this committee has volunteered to research issues regarding the existing PBH covenants, including possible revision and what that would entail.

Newcomers-Suzanne: There are no copies of the current PBH Directory available for new residents. Suzanne will call the printer to find out how much it would cost to have a small number of copies printed. A motion was made to allocate up to \$500 for up to 50 copies to be printed. The motion was seconded and approved.

Event Announcements:

Wednesday, April 29th HOA meeting, 6:00 potluck, 7:00 program followed by business meeting. Bill has arranged for **Fred Thrall** to present his slide show "**A Ride Out of History along the Oregon Trail**". Enjoy the re-creation of a 19th century frontiersman's experience, traveling horseback across Wyoming. Fred will share highlights of his 3 week, mostly solo ride across 300 miles of some of the most remote open range in the Continental U.S.

A motion to adjourn was made, seconded and approved at 7:55 pm.

Respectively Submitted,

Marla Saville, Secretary