



Pine Brook Hills HOA Board Meeting Minutes January 23, 2018

Attendees:

Board Members:

Rob Quinn, President (RQ);
Sylvia Andrejczuk;
Brian Wahlert, Member at Large (BW);
Bob Loveman, Treasurer (BL)

Committee Chairpersons:

Jim Adams, Forest Health (JA);
Welcome (JW); Allen Saville, BMF Liaison (AS)

A Welcome

B Recognize Guests – None

C Public Comments – None

D Review and Approval of Minutes from Previous Board Meeting (October 17 2017)

1 Minutes approved as amended

E Major Discussion Topics (40 minutes)

1 2018 budget review and discussion; Treasurer report

Bob Loveman reported; reviewed highlights; Provided overview of 2018 Budget; healthy cash balances have permitted more spending than revenues

Community Fund stands at about \$2,200 at present

HOA dues coming in nicely at present

Keep some separation between the HOA budget and reporting and that of the Community Fund – especially in terms of perception of the PBH residents

Some discussion of what is included in the enhancement budget for 2018, specifically the work on the Memorial at SCB & Linden and the watering for the landscaping there. RQ will talk to Mike Von Hatten about this.

Include dinner for board members in the social committee budget and add an appropriate amount.

Discussion of appropriate amount for mitigation efforts; probably about the same amount as 2017.

Motion to approve the 2018 Budget as outline by Bob Loveman and amended (social committee) for the HOA was made and passed

2 January membership meeting agenda:

Meeting will be devoted to Pine Brook Water District issues (especially water rates);

Approval of the HOA 2018 Budget

Vote of membership on changes in the HOA bylaws

Brief presentation from each of the HOA committees re: 2018 plans, including statistics from BMF for 2017

3 Any other requested Committee topics:

Reports from Roads and Social submitted via email

F Committee Reports (60 minutes, 6 minutes per report)

1 Enhancement (Mike von Hatten)

2 ARC (Eric Erickson)

3 Roads (Peter King-Smith) [Side conversation on Boulder County Commissioners election, etc.]

4 Pine Brook Press (Catherine Von Hatten); Great last issue

5 Forest Health – BeetleBusters (Jim Adams); advocating Arizona fescue lawns because it chokes out “bad” greases (looking for advice on how to do this successfully); Hemlock issue seems to be quiet right now (snow on the ground), information available on the PBH website; Spurge is still an issue

6 BMFPD Liaison (Allen Saville) – BMF is great health; About 190 calls last year; Ambulance service future contract is still concerning Chief Benson is on top of it

7 Welcome (Jo Wiedemann and Cyndi Wiedemann); Cyndi is now on-board

8 Quarterly Programs (Brian Wahlert) – If Board members on PB Water are contested we could do a meet and greet with candidates; Fire Dept Board elections would be happening at the same time, include those candidates too. Doug Duncan (astronomy) may be a future program;

9 Social (Sarah Wahlert) – Written report; and Sarah is looking for someone to plan the Spring Gala; Ice Cream Social again this year; Block parties are still being encouraged – looking for sponsors. Ideas: Food trucks, fire tours,

Conversation about HOA providing up to \$100 to host of block parties for expenses, etc.

10 PBH Online and Directory (Brian Wahlert) – review of new website content highlighting Emergency Preparedness new material

Work on the PBH Directory is going well. Content articles are mostly complete; last bit of work being done on getting phone numbers and contact information is nearing completion. Need someone to help Bob Olliver with Directory layout. Directory may delivered about “March.”

G Old Business

1 Recruiting needs

a ARC

b Enhancement team

c Aging in Place

d Social-Gala volunteer

e Short-term rentals past and future; committee?

f Gardening

g Directory lay-out

Check with Secretary as to outstanding assignments and tasks to be completed

volunteers of non-profit

H Review of Action Items from Meeting (Allen Saville)

I Reminders

1 General membership meeting – January 30



2 Board meeting – April 17

J Adjourn Meeting

ADJOURN MEETING:

Minutes submitted by Allen Saville, acting as secretary for the meeting