

Pine Brook Hills HOA

Board Meeting Minutes

July 24, 2018

ATTENDEES:

- **PBH HOA Board Members:**
Rob Quinn,
Peter King-Smith,
Jim Adams,
Cyndi Wiedemann,
Jo Wiedemann,
Eric Erikson,
Bob Loveman,
Allen Saville,
Catherine Von Hatten,
Mike Von Hatten

A. WELCOME

B. INTRODUCTION OF GUESTS: NO GUESTS

C. PUBLIC COMMENTS: NONE

D. REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS BOARD MEETING (APRIL 17): APPROVED

E. MAJOR DISCUSSION TOPICS (40 MINUTES)

1. July membership meeting agenda:

- a. Presentation topic—Gardening in the Foothills, Mikl Brawner, owner of Harlequin Gardens in Boulder, specializes in native plants & roses
- b. Peter—roads report
- c. Mike—enhancement report; update on memorial plaza & Allen mention the dedication plans (Sept. 15, 9:30 AM)
- d. Jim—forest health
- e. Mention positions open and volunteers needed, including newcomer welcome
- f. Introduce new members of the ARC, if Eric is in town

2. pbh-alerts@googlegroups.com: there are two systems under discussion for providing emergency info to residents. The fire department is implementing an “important notification system” (see BMFPD website-emergency to read more); the system provides for no discussion—one-way system to disseminate information; because that system would be of great advantage to our community, the HOA has tried to work with them to get it up and running. The second system is the PBH Alert System...one-way system. Receiver can read and respond to sender but not others. Will give the FD access to the HOA list of 900+ email addresses, but not to the specific addresses, unless necessary for functionality. Peter King-Smith just completed a similar project and offered to help.

3. [82 Pine Needle Road](#): Valentine-Lehr property has junk cars and unmaintained accessory buildings. MV contacted BoCo. One car disappeared. See this property as you drive up Linden. Allen contacted BoCo with little response. Have discussed residents writing BoCo en-masse or bringing someone from BoCo Planning out to take a look. Covenants may not apply...questions of whether they are in PBH. Would be better to focus on county violations. Meet with person who heads the department. Remove junk cars. Repair sheds—roofs, etc. Unsightly storage. Complaints will be made as home-owners not HOA. MV will head the effort.

4. [Short-term rentals- repeat offenders](#): In the time since the last report, violators have been contacted and 1280 N. Cedar Brook removed listing; 174 N. Cedar Brook down; 445 N. Cedar Brook has been contacted and took down the listing; 2394 Linden has taken it off, but he moved his lower level studio to another location & refused to take it down. Hard to catch multi-time offenders because they take down the listing and then put it back up. Fines? Shame lists? Have they been reported to Airbnb?

F. COMMITTEE REPORTS (60 minutes, 6 minutes per report)

1. [Treasurer \(Bob Loveman\)](#): hoped to bring in \$2000 in contributions this year for the Community Fund, but much of it is restricted. Dues are coming in. Have collected \$25,000 to date. Mailed notices to some homes last week.

2. [Enhancement \(Mike Von Hatten\)](#): See Mike’s attached report for additional details. Flood Memorial is close to done. Working on getting metal panels made. Irrigation system is in place. Adjacent homeowners allowed use of their water with a sub-meter. Water Department is looking at what the annual use is and considering discount. Working on the name for the plaza. Those working on it suggest that the HOA suggest: “Community Memorial Garden”

Examining the Community Center Bldg. thru a State organization to see what needs to be done to the building. Suggested improvements: new carpet & clean 4x per year; replace stair treads & risers with rubber; entry door needs to be replaced; replace handrails. Look at joint contributions from HOA, BMFPD, Water Dept. Price items and get back to each group to see what kind of contributions each can make. Then decide which ones to take on.

Entry sign plantings: revise plantings next spring

Dedication ceremony: see Allen's attached report for additional detail. Ceremony at the plaza. Reception back at the Station. Possible bus to transport people. Use social budget to help offset expenses. Working with the County to offset some expenses (bus, parking, etc.). Sept. 15, 2018. Update from Allen at beginning of August. Use HOA meeting sign to advertise. Maybe postcard to residents.

3. **ARC (Eric Erickson)**: Have recruited Natasha Bodorff to ARC. She will co-chair with Eric. Rob Mohr has also agreed to join ARC. Eric nominated both to the Board. Motion made and seconded to appoint them both. Board voted unanimously to appoint.

4. **Roads (Peter King-Smith)**: Trying to strategically get as much patching done as possible. Towards the end of the summer whatever funds are left they will use for patching. Met about a month ago with County Commissioners to get a long-term solution. Probably on ballot 2020.

5. **Pine Brook Press (Catherine Von Hatten)**—looking for a new layout person

6. **Forest Health – Beetle Busters (Jim Adams)**: great year for weeds. Would like input on going door-to-door to ask about looking at “yellow trees.” Group suggested that he just do that rather than looking up ownership and emailing. Focusing on hemlock and myrtle spurge. Wants to establish a cadre of spurge warriors to attack the problem next spring. See attached report for more details.

7. **BMFPD Liaison (Allen Saville)**: all is well. 5 of the 15 rookies are full members. 3 FFTs are out of district on fires right now.

8. **Welcome (Jo Wiedemann and Cyndi Wiedemann)**: Jo is looking for someone to take her position.

9. **Quarterly Programs (Brian Wahlert)**: no report

10. **Social (Sarah Wahlert)**: no report

11. **PBH Online and Directory (Brian Wahlert)**: no report

G. OLD BUSINESS

1. Recruiting needs

a. ARC

b. Enhancement team



c. Aging in Place

d. Social- Gala volunteer

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

H. REVIEW OF ACTION ITEMS FROM MEETING (MIKE VON HATTEN)

1. Continue work on alert system

2. Mike to follow up gathering a committee to go to BoCo regarding 82 Pine Needle

3. Rob to check with Airbnb regarding repeat offenders

4. Board to meet in person or by phone in August to review plans for memorial ceremony

5. Put Dex phone directory issue on fall meeting agenda

I. REMINDERS

1. General membership meeting – October 30

2. Board meeting – October 23

J. MEETING ADJOURNED AT 9:10