

Pine Brook Hills HOA

Board Meeting Minutes

October 23, 2018

ATTENDEES:

Board Members:

- Rob Quinn, President
- Sylvia Andrejczuk, Vice President
- Mike Von Hatten, Secretary
- Brian Wahlert, Member at Large

Committee Chairpersons:

- Jim Adams, Forest Health
- Megan Bolitho, Welcome
- Eric Erickson, ARC
- Allen Saville, BMFPD Liaison
- Catherine Von Hatten, Pine Brook Press
- Mike Von Hatten, Enhancement
- Brian Wahlert, PBH Online

A. Welcome: Megan Bolitho – new chairperson of Welcome Committee

B. Introduction of Guests: none

C. Public Comments: none

D. Review and Approval of Minutes from Previous Meeting (7/24/2018):
approved with two revisions

E. Major Topics

1. October membership meeting agenda
 - a. presentation - "Insects and Small Animals in Pine Brook Hills" by Sharon Bokan of CSU Extension
 - b. election of PBH HOA board members; Nancy Mohr is serving as Nominating Committee chairperson
2. Noise in PBH – pets, construction, etc.
 - a. Rob has received numerous comments/complaints about pet and construction noise
 - b. education and awareness of these problems as well as Covenants and Community Standards is essential, i.e. a presentation at the HOA members meeting next year

- c. resolution of problems should start with discussions with the offending party; if resolution is not achieved, more aggressive measures can be taken, i.e. contact sheriff or request enforcement of PBH HOA Covenants and/or Community Standards
 - d. ARC construction guidelines and the Community Standards address construction noise
 - e. PBH Covenants and the Community Standards address pet noise
 - f. consideration should be given to some residents needing to work on the weekends and holidays because of their work schedules, especially for mitigation
 - g. Rob to consider President's Bulletin on noise
3. 2019 HOA meeting dates
 - a. Board meeting dates: January 22, April 23, July 23, October 22
 - b. Member meeting dates: January 29, April 30, July 30, October 29
 4. Any other requested Committee topics
 - a. 82 Pine Needle Road
 - Boulder County Land Use has been notified of violations
 - Land Use will notify owner and allow 30 days for correction of violations
 - monitor situation for further action

F. Committee Reports

1. Treasurer (Bob Loveman)
 - a. see attached report
 - b. collection of dues increased dramatically due to the efforts of Bob Loveman and Brian and Sarah Wahlert...dues collected exceed budget
 - c. expenses are below budget
 - d. future expenses; Social/Gala, Enhancement/Community Center and new signs/ARC
 - e. 2019 budget to be prepared
2. Enhancement (Mike Von Hatten)
 - a. cost estimate for Community Center entry door, stair handrails and stair treads and risers being prepared; will forward to board members for review
 - b. cost of project will require participation of BMFPD and Pine Brook Water
 - c. lighting for the Community Center parking lot being evaluated
 - d. parking lot lighting has been well-received and could possibly be funded with donations
3. ARC (Eric Erickson)
 - a. final review of new home; review of smaller, remodeling projects
 - b. Tim Triggs to resign at end of year
 - c. recruiting volunteers including co-chair
 - d. include ARC information in Welcome Packet; coordinate with Megan

- e. revise PBH “Newcomers” page on the website to include ARC information
4. Roads (Peter King Smith)
 - a. see attached report
5. Pine Brook Press (Catherine Von Hatten)
 - a. layout/design volunteer requested serving as a “backup” due to other commitments; no response to request for volunteer to replace
 - b. layout/design consultant was found/hired but withdrew at last minute.
 - c. new layout/design consultant found and executed layout of the Fall issue
 - d. donation is being made for layout expenses of Pine Brook Press
 - e. four residents have responded to volunteer as proofreader
6. Forest Health (Jim Adams)
 - a. significant spurge infestation at 85 Timber Lane (steep slope above reservoir)
 - b. Wildlands Restoration Volunteers (WLRV) will remove spurge to avoid injury, erosion and contamination
 - c. hemlock was controlled in lower PBH; Jim will monitor and remove hemlock near bus stops, fire hydrants and homes
 - d. hemlock moth larva defoliated some hemlock; Boulder County recently introduced moth ...best method of control
 - e. Jim will pitch and organize next year’s effort
7. BMFPD (Allen Saville)
 - a. district in good financial condition
 - b. 70 firefighters on the roster, including 15 new rookies
 - c. dispatch program provided firefighting experience and district income
 - d. district responds to many medical issues; BMFPD will promote “compression only CPR” training; joint effort with PBH HOA to promote training would be beneficial
 - e. new/replacement station in Boulder Heights proposed for 2019 or 2020; funding required
 - f. PBH HOA donation would be beneficial/appropriate; possibly using matching funds with residents
8. Welcome (Megan Bolitho)
 - a. “New Resident Welcome” gathering held several weeks ago
 - b. two new babies in PBH; add notice in Pine Brook Press
 - c. review of “New Resident Packet”; information from committees encouraged
9. Quarterly Programs (Brian Wahlert)
 - a. Rob and Brian to discuss
 - b. possible topics include “Noise” (see E2 above), Ann U. White Trail, Noxious Weeds (Wildlands Restoration Volunteers)
10. Social
 - a. Emelie Griffith is managing the PBH Gala on Nov.3 at Param Singh home (63 Alpine Way)

- b. "Cookies and Cards" on December 1, at Community Center hosted by Sarah Wahlert

11. PBH Online (Brian Wahlert)

- a. 839 residents have signed up for "PBH Alert", Rob Q. and Bob L. are authorized senders
- b. PBH website is up to date; committee chairs are encouraged to update their information

G. Old Business

- 1. Recruiting needs
 - ARC
 - Enhancement Team
 - Aging in Place
- 2. Short term rentals: listings for short term rentals have been removed
- 3. Secretary reviewed outstanding assignments and tasks to be completed

H. Review of action items from Meeting: see E2g, E4a, F1e, F2a, F3d, F6c and F9

I. Reminders

- 1. General membership meeting: October 30
- 2. Board meeting: January 22, 2019

J. Adjourn Meeting