

Pine Brook Hills HOA

Board Meeting Minutes

April 23, 2019

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
Peter King Smith, Roads
Allen Saville, BMFPD Liaison
Mike Von Hatten, Enhancement
Brian Wahlert, PBH Online

- A. Welcome
- B. Recognize Guest: Mike Palamara
- C. Public Comments: none
- D. Review and Approval of Minutes from Previous Meeting (January 22, 2019): approved
- E. Major Discussion Topics
 1. BMFPD Mitigation Report, Mike Palamara
 - slash pile burning limited by weather and air regulations relative to altitude and season
 - track chipper has facilitated removal of many slash piles
 - 300 piles remaining in PBH, 800 district-wide
 - review of future mitigation in BMFPD
 - Star house area on hold; owner might mitigate
 - area east of Wild Horse Circle and west of Linden Drive
 - grants and matching grants in progress
 - largest annual PBH HOA expenditure is for mitigation
 - staff of 15 on mitigation crew
 2. Valentine/Lehr property
 - review of past efforts and current status
 - Rob and Sylvia to prepare and send letter acknowledging progress and encourage further action
 3. April membership meeting agenda

- presentation by Colorado Parks and Wildlife – Managing Wildlife in PBH
- reports from Chief Benson/BMFPD and Bob DeHaas/Pine Brook Water
- Rob to mention Fire Safety Sale, fund raising for Community Center parking lot lighting and noise issues in PBH

F. Committee Reports

1. Enhancement
 - Community Center entry upgrades completed
 - Community Memorial Garden and entry sign maintenance scheduled
 - Community Center parking lot lighting being planned; funding required
2. Treasures Report
 - report submitted by Bob Loveman
 - collection of dues on track with last year; Wahlert family to prepare “reminder” mailing
3. ARC
 - committee is functioning effectively
 - current and future projects are in the review process pending BoCo reviews and permits
4. Roads
 - Peter met with BoCo Transportation to discuss roads in PBH, and the possibility of installing road signs and mirrors in PBH
 - also discussed collaborating with Niwot on ballot initiative for county wide road maintenance
 - traffic mirror on Pine Tree Lane will be installed soon by BoCo or residents
 - discussion of illuminated “speed” sign – BoCo might pay some or all of cost
 - illuminated sign could have negative impact
 - board should get input and approval from community before proceeding
5. Pine Brook Press
 - spring issue has been delivered
6. Forest Health
 - spurge removal training on Sat., April 27 at 10am; tools and equipment available for resident use
 - spurge mapping in PBH proceeding
 - non-compliance with BoCo Noxious Weed regulations is a problem in PBH; discussion of whether and how HOA should support reporting of non-compliance to BoCo
 - Arizona fescue seeds have been distributed with mixed results
7. BMFPD
 - district in good shape
 - no rookie class this year due to abundance of current volunteers
8. Welcome
 - welcome packets being delivered to new residents
 - two new residents; five lots sold recently
9. Quarterly Programs
 - see E3 above
 - future topics
10. Social
 - future events
 - Dance Day – May 19
 - Ice Cream Social – August 25



- block party season is here
- two other events being planned

11. PBH Online

G. [Old Business](#)

H. [Review of Actions Items from Meeting](#)

- candidate for 2020 vice-president

I. [Reminders](#)

- PBH HOA membership meeting - 4/30/19
- PBH HOA board meeting - 7/23/19
- PBH HOA membership meeting – 7/30/19

J. [Adjourn](#)