

Pine Brook Hills HOA

Board Meeting Minutes

January 22, 2019

ATTENDEES:

Board Members:

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

Committee Chairpersons:

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

A. Welcome

B. Recognize Guest: none

C. Public Comments: none

D. Review and Approval of Minutes from Previous Board Meeting (Oct. 2017): approved

E. Major Discussion Topics

1. 2019 Treasurer's Report, review and discussion (B. Loveman)
 - a. collection of dues increased significantly in 2018
 - b. HOA will fund cleaning of Community Center prior to quarterly membership Meeting; BMFPD will fund remaining monthly cleaning
 - c. "Gala" social will be managed by Emelie Griffith again this year; funding will need to be increased
 - d. Mitigation, including weed wacking of the PBH road ROW's, budgeted at \$15,000...meeting planned with Mitigation crew to review scope and location of work
 - e. P. King Smith to inquire about spitting cost of ROW weed wacking with Boulder County

- f. 2019 budget approved by Board; will be presented at Membership Meeting for review and approval by members
2. Roads and safety (P. King Smith)
 - a. snow plowing and traction gravel
 1. new plow operators are learning on the job; plowing should improve with time
 2. traction gravel is a safety hazard and needs to be removed once snow/ice has melted
 3. school bus service has been negatively impacted by inadequate plowing
 - b. additional street signs and mirrors
 1. discussion of the use and effectiveness of additional, strategically placed signs.
 2. discussion of effectiveness or lack thereof of existing and additional signs
 3. discussion of curved mirrors at strategic locations especially at Pine Tree Lane and Balsam; agreed that mirrors would be beneficial
 4. P. King Smith to coordinate installation of mirror with Boulder County; PBH HOA will pay for cost of mirror (\$300-500)
 5. P. King Smith to request a painted centerline on Pine Tree Lane
 - c. speeding and reckless driving
 1. discussion of how to address speeding and reckless driving in PBH and the HOA's role in the effort
 2. residents could take individual actions
 - d. non-resident drivers
 1. non-resident drivers are unprepared and/or unaware of hazardous road conditions
 2. a lighted/flashing warning sign at the bottom of Linden drive would be helpful in warning drivers during hazardous conditions; P. King Smith to discuss with Boulder County
 3. residents should not call BMFPD for traffic control; call 911
3. January membership meeting agenda
 - a. PBH HOA budget review and approval
 - b. BMFPD stats for 2018
 - c. "Spurge Control" by Morgan Crowley, Wildland Restoration Volunteers

F. Committee Reports

1. Enhancement (M. Von Hatten)
 - a. Community Center handrail and new entry door installed. New stair tread/risers to be installed early Feb.; funded by PBH HOA and BMFPD.
 - b. 2019 projects will include lighting for parking lot, maintenance of Memorial and rework of PBH Entry sign on Linden
 - c. promote funding of Enhancement projects by HOA dues and Community Fund donations
2. Treasure's Report (B. Loveman)
 - a. See E1 above
3. ARC (R. Quinn for Eric Erickson)

- a. Submittals/reviews have slowed during Winter
4. Roads (P. King Smith)
 - a. see E2 above
5. Pine Brook Press (C. Von Hatten)
 - a. Winter issue has been published and delivered
 - b. new layout consultant working well
 - c. next issue out in April
6. Forest Health (J. Adams)
 - a. spurge is an issue in PBH especially at 85 Timber Lane (above the reservoir)
 - b. spurge article in Pine Brook Press and "Spurge Control" presentation at the HOA Membership Meeting on Jan. 29
 - c. volunteer effort is needed for spurge removal before spurge goes to seed; reduce the spread of spurge
 - d. J. Adams to recruit a team of volunteers to deal with spurge; volunteers to work in conjunction with Wildlands Restoration Volunteers
 - e. live pine tree beetles identified on Meadowlook Way; infested trees removed by Mit. Crew
 - f. residents encouraged to report infestations
7. BMFPD Liaison (A. Saville)
 - a. BMFPD is doing well
 - b. BMFPD stats for 2018 to be presented at Membership Meeting (1/29)
8. Welcome (M. Bolitho)
 - a. welcome packet updated with information on ARC and Forest Health
 - b. 10 new residents in last quarter
 - c. gifts sent to families with newborns
 - d. new resident information forwarded to Treasurer for collection of dues
9. Quarterly Programs (B. Wahlert)
 - a. "Spurge Control" at 1/29/19 Members Meeting
 - b. future programs discussed
10. Social (S. Wahlert)

G. Social agenda same as last year

- a. see E1c
2. PBH Online (Brian Wahlert)
 - a. PBH website has been updated
 - b. 840 residents are on "PBH Alerts Email"
 - c. "Pine Brook Hills Alerts Email List Operating Procedures" prepared by Brian Wahlert; approved
 - d. Online roles:
 1. Brian Wahlert, Administrator
 2. Authors:
 - a. Rob Quinn, HOA President
 - b. Bob Loveman, HOA Treasure
 - c. Bob De Haas, Pine Brook Water
 - e. link Gail Loveman forum to PBH Alerts



H. Old Business

1. Recruiting needs
 - a. Enhancement team
 - b. Aging in Place
2. Check with Secretary as to outstanding assignments and tasks to be completed
 - a. progress/status report on 82 Pine Needle Rd. and follow up
 - b. addressing noise issues in PBH

I. Review of Action Items from Meeting

-see E2b, E2d, F6d and F11e

J. Reminders

1. General membership meeting – January 29
2. Board meeting – April 23

K. Adjourn Meeting