

# Pine Brook Hills HOA

## Board Meeting Minutes

### July 23, 2019

#### Attendees:

#### Board Members:

- Rob Quinn, President
- Sylvia Andrejczuk, Vice President
- Mike Von Hatten, Secretary

#### Committee Chairpersons:

- Mike Von Hatten, Enhancement
- Eric Erickson, ARC
- Peter King Smith, Roads
- Catherine Von Hatten, Pine Brook Press
- Jim Adams, Forest Health
- Allen Saville, BMFPD Liaison
- Megan Bolitho, Welcome

#### A. Welcome

#### B. Recognize Guests: none

#### C. Public Comments: none

#### D. Review and Approval of Minutes from previous Board Meeting (April 23): approved

#### E. Major Discussion Topics

1. Firewise USA program
  - postponed until Oct. board meeting
2. Valentine/Lehr property and NCB ROW
  - a. Valentine Lehr property
    - No letter sent to V/L; Sylvia Andrejczuk called V/L; no return call
    - Sylvia to call again; evaluate V/L response and corrective measures in two weeks if needed
    - issues with property should be outlined for V/L and for other future actions to correct problems
    - residents could take further action; HOA could endorse these efforts
  - b. NCB ROW (parking)
    - Rob Quinn discussed the long-term parking on the NCB with the owners; tenants are individuals parking on ROW
    - Violation of single-family zoning might be occurring due to numerous tenants

- 72-hour parking is allowed by Boulder County
- ROW's are often used to stage firefighting and emergency responses
- Allen Saville to monitor the incidents of long-term parking, the type of vehicle and license number.

3. July membership meeting agenda
  - Four Mile Watershed. Maya MacHamer
  - reports from BMFPD, PB Water District and Roads Committee

## F. Committee Reports

1. Enhancement – Mike Von Hatten
  - entry sign revision and landscaping to proceed soon
  - Community Center parking lot lighting in progress; Exel to replace defective fixture on pole with orientation toward parking lot; additional lighting needed will be evaluated afterward
  - funds have been raised for carving of tree trunk at the Community Memorial Garden. Rob Quinn, Allen Saville and Mike Von Hatten to meet with Susan Schiff to discuss the best, most appropriate approach to the project and possible alternatives.
2. Treasurer Report
  - HOA dues collection progressing well; major effort by Bob Loveman and Wahlert family
  - \$5,000 of mitigation budget spent for mitigation in the Wild Horse Circle area
3. ARC (Eric Erickson)
  - final review of new home on North Cedar Brook
  - application for review received for large addition to existing home on Alder Lane
  - addition to home on South Cedar Brook; no final review
  - work has stopped on new home on Linden due to soils issue
  - tall fence at 4 Acorn Lane was not submitted for review by ARC and the required Boulder County permit was not obtained...ARC may need to proceed with PBH HOA Covenant enforcement
  - garden shed at 93 Hawk Lane was constructed in a location not approved by ARC; adjacent residents have complained
  - shed could be deconstructed and moved to approved location
  - a special ARC meeting may be required to address the problem; if issue is not resolved, ARC may need to proceed with PBH HOA Covenant enforcement
4. Roads (Peter King Smith)
  - a group of subdivisions collaborating to address roads
  - ballot issue on roads possible in 2021
  - Boulder County budget for new infrastructure
  - safety improvements at Pine Tree Lane and Balsam; mirror added at curve; Boulder County to add signs and striping
  - additional safety improvements made each year in one selected area
5. Pine Brook Press (Catherine Von Hatten)
  - latest edition delivered
  - layout consultant leaving Boulder; will continue layout service electronically

6. Forest Health (Jim Adams)
  - spurge at 85 Timber Lane was successfully eradicated by herbicides; will need to be monitored next year
  - FH-BB volunteers removed (dug) spurge around Community Center
  - two lots on North Cedar brook are infested with spurge; may require notifying BoCo Noxious Weed Compliance Specialist
  - poison hemlock is flourishing in parts of PBH; FH-BB has removed hemlock in areas where it poses a contact risk
  - poison hemlock larvae have been introduced into PBH by FH-BB; the moth larvae defoliate poison hemlock only.
  - Ipse beetles killed several trees recently
7. BMFPD Liaison (Allen Saville)
  - groundbreaking for Station 2 in Boulder Heights in early 2020
  - calls down for the year
  - training ongoing; 3 new EMT's in PBH area
8. Welcome (Megan Bolitho)
  - 2 new residents welcomed in the last quarter
9. Quarterly Programs
  - weather in PBH; possibly Tim Wilfong
10. Social
  - Ice Cream Social – August 25
11. PBH Online

#### G. Old Business

1. Recruiting Needs
  - a. Rob Quinn and Sylvia Andrejczuk... vice president candidate by Oct. 29
  - b. Enhancement Team
  - c. Aging in Place (Harriet Edelstein interested but not as chairperson)
2. Check with Secretary as to outstanding assignments and tasks to be completed

#### H. Review of Action Items from Meeting

-E2a (MV, AS), E2b (AS), F1 (RQ, MV, AS), G1a (RQ, SA)

#### I. Reminders

1. General membership meeting – July 30
2. Board Meeting – October 22

#### J. Adjourn Meeting