

Pine Brook Hills HOA

Member Meeting Minutes

July 30, 2019

A. Welcome

B. New Residents - three new residents

C. BMFPD – Allen Saville

1. Lee hill road will be closed for 100 days
2. Dept. is in good shape with full roster of 60 firefighters, half with medical training
3. 3 new EMT's in PBH area of district
4. The construction of the Station 2 replacement in Boulder Heights should start in Spring of 2020
5. Residents are encouraged to watch for and report smoke

D. Pine Brook Water – Bob De Haas

1. New equipment: grate at spillway, filter analyzer and system to treat hard water (in operation soon).
2. Work on tanks nearing completion; last tank in mid-September

E. Presentation – Four Mile Watershed Maya MacHamer, Watershed Coordinator, Four Mile Watershed Coalition

F. Roads

1. Peter King Smith has arranged for Boulder County to install new signs and centerline striping at the intersection of Pine Tree Lane and Balsam to improve safety
2. Additional safety improvements will be undertaken in one specific area of PBH each year

G. Fire Mitigation

1. Slash piles have been reduced and ROW grass trimmed with PBH HOA funding
2. 10-acre mitigation project in Wildhorse Circle area is being funded by HOA

H. Notices

1. Bears
 - a. bears have been attempting to enter homes in northern part of PBH
 - b. close and lock doors and windows in evening
 - c. consider the use of alarms and/or air horns to scare off bears
 - d. remove all sources of food from the exterior of home including trash containers
 - e. report aggressive bears to State Patrol in emergency
2. Water Pressure



- a. water pressure in PBH ranges from normal to extremely high
 - b. pressure regulator valves are required as well as ongoing monitoring/maintenance and periodic replacement
 - c. residents should also consider the use of leak detection devices in their homes
3. HOA Membership Meeting – October 30 - election of HOA officers for 2020

I. Adjourn