



Pine Brook Hills HOA

Board Meeting Minutes

July 28, 2020, 7pm

Due to COVID-19, the HOA Board meeting was held virtually.

Participants:

Board Members:

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

Committee Chairpersons:

Mike Von Hatten, Enhancement
Rob Mohr, ARC
Natasha Bordorff
Peter King Smith, Roads and Interim IT/Website
Catherine Von Hatten, Pine Brook Press
Allen Saville, BMFPD Liaison

- A. Welcome
- B. Recognize Guests: none
- C. Public Comments: none
- D. Review and Approval of Minutes from previous Board Meeting (April 21,2020): approved
- E. Major Discussion Topics
 - 1. Mailbox vandalism/theft
 - a. Vandalism off mailboxes and theft of contents continues especially at grouped mailboxes.
 - b. Locked metal boxes do not deter theft...boxes are ruined.
 - c. Video surveillance is difficult due to remote location of boxes
 - d. Residents should consider installing commercial grade gang mailboxes.
 - 2. PBH HOA Membership Meeting
 - a. The Board approved the rescheduling the July 28th Membership Meeting to October 27, 2020, due to COVID.
 - 3. BMFPD: request for PDF version of 2020-21 PBH Directory
 - a. Directory information is very helpful for BMFD response
 - b. Information would be for BMFPD use only
 - c. Keep Directory updated for BMFPD use on a regular basis

- d. Place notice in the Pine Brook Press for residents to go to the PBH website to update resident information for the Directory
- e. Rob will contact John Covele about the Directory and monitor and compile website submissions
4. Complaint about trailer and ATV at NCB and Linden
 - a. Resident complained about trailer and ATV parked close to Linden and NCB ROW and assumed it was a violation of the Covenants and asked the HOA to take action.
 - b. The Covenants do not directly address this situation, but they do state that a violation of any law, regulation, code, etc. is a violation of the covenants.
 - c. It is unclear if the BoCo Land Use Code prohibits this condition
 - d. The owner at 1596 Linden will be contacted to discuss this situation and possible solutions
5. Truck up on blocks located on Acorn Drive in violation of Covenants
 - a. Owner to be contacted
6. Off street parking at 1614 Timber
 - a. Owner of car had a notice posted on their car about parking on roadside in tall grass. Car was not parked in tall grass.
7. Pine Brook Water
 - a. Three old water tanks being removed
 - b. Demolition material will be used to fill old below-grade tank on the Loveman property

F. Committee Reports

1. Enhancement (Mike Von Hatten)
 - a. Continuing to attempt the installation of parking lot lights
2. Treasurer's Report – Bob Loveman
 - a. HOA currently has a cash balance of \$57,501.15
 - b. Weed whacking and major mitigation payment due soon...should be at least \$20,000
 - c. Liability insurance premium due soon
 - d. All other bills paid including cost of Summer Pine Brook Press
 - e. 184 mailings sent out for HOA dues collection
3. ARC (Rob Mohr and Natasha Bordoff)
 - a. Approved new house at 219High View
 - b. Approved shed at 82 Alpine Way with neighbor's approval
 - c. Approved deck replacement, re-roofing, window replacement, repainting at various addresses
 - d. 239 Pine Tree Lane
 - addition built by tenant without permit or variance
 - complaint on record with BoCo and under review
 - tenant operating landscape business in violation of Covenants
 - e. Updated minutes and list of projects reviewed to be added to new website
4. Roads (Peter King Smith)
 - a. Roads are now part of Public Works
 - b. Rehab of all BoCo roads should be on the ballot in 2021
 - c. Report need for road patching to Peter
 - d. Plan for striping of PBH roads in place...should start soon
5. Pine Brook Press (Catherine Von Hatten)

- a. Fall edition preparation to start in August
- b. Photos for PBP as well as website would be helpful
6. Forest Health – Beetle Busters (Jim Adams)
 - a. Spurge and poison Hemlock recently removed
 - b. Multi-lot Spurge colony at NCB saddle was successfully treated with herbicide
 - c. Recent Mountain Pine Beetle attack failed. MPB flight is forecast to peak August 11.
 - d. Forester Bruce Benninghoff says trees along the Front Range are dying because of temperature anomaly.
7. BMFPD Liaison (Allen Saville)
 - a. Station 2 project is stopped; possibly restart next Spring
 - b. Calls have been down in past, but increasing recently
 - c. Training continues using Zoom
 - d. Fire danger is high with the hot and dry conditions
 - e. Concerned about large events with many firefighters with COVID
 - f. Creating links between PBH and BMFPD websites
8. Welcome (Heather Fennity)
 - a. Heather is making contact using electronic media
 - b. Information is needed for website
9. Social (Emelie Griffith)
 - a. Ice Cream Social has been cancelled
10. PBH Online (Peter King Smith)
 - a. Proceeding with new website
 - b. Working on individual page content
 - c. Contact Peter with content input
 - d. Pay system “Stripe” will be used on website.... works better than “Pay Pal”

F. Quarterly Programs

1. July Membership Meeting and Quarterly Program has been rescheduled for October 27, 2020.

G. Old Business

1. Recruiting needs
 - a. Enhancement
 - b. Forest Health
 - c. Aging in Place
2. Check with Secretary as to outstanding assignments and tasks to be completed

H. Review of Action Items from Meeting

1. E4c, E4d and E5a

I. Reminders

1. PBH HOA Board Meeting – Tuesday, October 20, 2020
2. PBH HOA Membership Meeting – Tuesday, October 27, 2020

J. Adjourn Meeting