

Pine Brook Hills HOA

Member Meeting Minutes

January 21, 2021 7:00 PM

A. Welcome – Sylvia Andrejczuk (via Zoom)

1. Attendees: Sylvia Andrejczuk, Bob Loveman, Rob Quinn, Peter King-Smith, Rob Mohr, Allen Saville, Kevin Smith

B. Meeting Minutes

Approved

C. Mailbox Vandalism - Sylvia

1. Has been more but not North Cedar Brook
2. Bob has information about how the process works to get protected boxes and will share with anyone interested

D. Mitigation Invoice – Sylvia Andrejczuk

1. Was a last minute request. Sylvia has requested that shared expenses be discussed with the HOA before they are authorized.

E. Pine Brook Press – Sylvia Andrejczuk

1. Param, Peter and Rob working on the next issue.
2. Expect April publication (week of April 12 – week before members HOA meeting)

F. Mitigation Bottleneck – Sylvia Andrejczuk

1. Optimal access is on Timber Lane. Current resident is a renter and reluctant to provide access. Allen will follow up with Mike Palmera and potentially contact owner to obtain permission to cross property.

G. Committee Reports:

1. Aging in place – Sylvia
 - committee not that active. Investigating whether this can be covered via online system. Perhaps using new website.
2. Enhancements – Sylvia for Mike von Hatten
 - Parking lot lights are installed and operational
 - Projects for next year are still tbd. Waiting on input from Fire and Water. Potentially want to rebuild deck on Community Center which would be a very large project.
3. Community Fund – Bob Loveman
 - Income for past year was \$1,889 with no expenditures
 - \$5,300 is currently available to spend with \$32K in Schwab account
4. Treasure – Bob Loveman

- \$34K collected already from dues
- \$4.7K collected in ad revenue
- Overspent 2020 budget by \$6.6K but expected to overspend by \$10K
- Mitigation work was \$20K
- Currently have ~\$38K available
- Major expenditures for next year:
 - \$15K mitigation
 - \$3.5K weed whacking
 - \$5k enhancements
 - \$3K social
 - \$7.5K Pine Brook Press
 - \$1K web
 - Few hundred for legal and professional
- Budget was approved and will be reviewed with members next week. Need member approval.
- 5. ARC – Rob Mohr
 - Slow time of year. Averaging about one application per week.
 - Approved art studio on North Cedar Brook
 - Web site applications working well with new web sites
- 6. Roads – Peter King-Smith
 - Double yellow lines have been painted on Pine Tree
 - Working with County to get guard rail on Timber
 - Have a new set of County Commissioners that will be contact
- 7. Forest Health – Sylvia for Jim Adams
 - Mostly on hold due to COVID
 - Will need to send out a spurge reminder in the Spring
- 8. Fire – Allen Saville
 - Station 2 building will most likely not get started until 2022. Bids range from \$2.6M - \$3.2M
 - Call responses in 2020 were greater than 100. Maybe as many as 150.
 - Fire Department is still taking emergency calls
- 9. Welcome – covered earlier
- 10. Social – Sylvia for Emily
 - Some new ideas being generated for socially distanced events
- 11. Web – Peter King-Smith
 - New site up and running without problems
 - Longmont taking care of maintenance and backups and backup technical support

H. Reminders - none

Adjourn