

# Pine Brook Hills HOA

## Board Meeting Minutes

### January 18, 2022 7:00 PM

#### A. Welcome – Kevin Smith (via Zoom)

1. Attendees: Kevin Smith, Bob Loveman, Rob Quinn, Peter King-Smith, Rob Mohr, Allen Saville, Dave Mason, Joyce Colson, Ethan Lake

#### B. Meeting Minutes of October 19, 2021 Meeting – Approved

#### C. Discussion Topics – Kevin

1. Welcome to new Joyce Colson, Welcoming Committee, and Ethan Lake, Vice President
2. Reviewed openings – Enhancements, PBP editor, noted Kristen Gafric is secretary
3. Reviewed Budget (see treasurer report) and approved
4. Voted to confirm Firewise as an active committee. Rob Quinn is the chairperson and is working with Mike Palamara.
  - Committee sent two documents out for review and feedback (please provide any feedback to Rob):
    - Community Risk Assessment
    - Three Year plan

#### D. Committee Reports:

1. Aging in place – no update – question for next meeting – should we continue this committee?
2. Enhancements – No update – working on getting a Committee Chair
  - Potential projects for 2022 include some paving work in community center and community center deck replacement
  - \$5K spent in 2021 as HOA portion of Community Center roof replacement
1. Treasurer report – Bob Loveman
  - Community fund
    - \$5,831 is currently available to spend with \$31.6K in Schwab account; no expenditures yet this year
  - HOA:
    - \$36,356 collected from 2021 dues + \$1,718 ad revenue , cash = \$39,019 with few disbursements yet as usual.
  - Bob will be sending out mailing requesting dues payment next week. Printer is working on mailing at this time.
2. ARC: - Rob Mohr
  - 9 applications received
  - Many roof replacements due to hail damage
  - Handled complaints about construction activity
  - Seeking out homeowners who neglect to apply to ARC for approval of their projects
3. Roads – Peter King-Smith
  - New signage along Timber Lane below Pine Tree intersection for dangerous road section
  - New lines painted along Linden and Timber.
  - Pine Tree: Totally new double lines between Timber and Balsam for problem corner and school bus stop.
  - Drainage down Balsam rebuilt after flood/damage
  - Ongoing meetings and discussions with Commissioners and Public Works re

\$100,000,000 November 2022 ballot initiative to fund rehabilitation of all BoCo subdivision roads.

4. Pine Brook Press (Dave Mason)
  - Dave will be stepping down
  - Need to recruit new PBP Editor
  - Joe Scoville will be replacing Monica for layout
5. Forest Health – Jim Adams
  - During the past three months the technical coordinator has inspected several lots for bad plants, bugs, and crud -- and we loaned spurge tools (returned in October). We always encourage thinning the forest for health, safety, and beauty, and we refer folks to the BMFPD mitigation crew and Wildfire Partners.
  - We find the dreaded dock along our roads and in remote places (see PBP Fall 2021). We remain vigilant for dock, spurge, and poison hemlock.
  - Poison hemlock moth larvae eat foliage in PBH. If flowers and seeds are removed from the plant, it will not reproduce. It is good that caterpillars to eat the foliage, grow, and prosper to make more of their kind. Avoid handling poison hemlock.
  - Bad bugs are resting.
  - FH-BB encourages planting native pollinator-friendly catnip and milkweed.
  - Erich Byers will coordinate with Peter to create an autonomous FH-BB website linked to the PBH HOA website. – Kevin to check and see if we can give pages on the PBH website instead of having a new web page.
6. Fire – Allen Saville
  - Fire Station 2 is well underway. Foundation is ready to pour. Plan to complete in April/May depending on weather.
  - Discussed what happened on December 30 with multiple fires and extremely high winds. We (the HOA) need to emphasize the need to be prepared for disasters like this and the need for the community to work together to prepare and react to them if they occur.
  - What is the community “resilience” strategy and what role does the HOA play? Initial thoughts are to have Joyce emphasize the reality of these dangers when she sends out the top 10 list to newcomers (see below).
  - Will provide Fire Department statistics at HOA meeting next week.
7. Welcome – Joyce Colson
  - There are a number of new neighbors who’ve not responded to outreach by Heather Fenity (former chair). I’m sending out emails again and making calls where available. I’m also preparing a list of top 10 things new neighbors need to know re life in PBH, e.g. snow tires, mitigation, etc. I’m sending out a quick email to HOA board and committee members for their suggestions (it will be included in packet to new residents).
8. Social – No report – will solicit input for next meeting
9. Web – Peter King-Smith
  - New site up and running without problems, new website manager needed by end of year.
  - Longmont taking care of maintenance and backups and backup technical support
10. Directory – Rob Quinn
  - 190 Change submissions – significantly more than in 2020. Rob is inputting these changes into Excel so they can be easily imported into the layout.
  - Has received most updates
  - Bob Olliver is starting layout



# Pine Brook Hills HOA

## Proposed 2022 Budget

Final 2019/20/21 Budget & Actual & 2022 Budget

	BUDGET 2021	2021 Actual	BUDGET 2022
<b>REVENUES</b>			
HOA dues	32,000	36,300	33,000
Pine Brook Press ad revenue	3,000	1,700	2,000
Donations to Community Fd		1,019	500
Use of Prior Yr Reserves	3,000		5,400
Interest	100	20	10
<b>TOTAL REVENUES</b>	<b>38,100</b>	<b>39,039</b>	<b>40,910</b>
<b>EXPENSES</b>			
Memorial Garden	0		
Fire Mitigation	15,000	14,606	15,000
Weed whacking	3,500	3,690	3,700
Speeding/Road Issues	100	-	-
Enhancements	5,000	5,341	5,000
PB Press	7,500	7,453	7,500
HOA Meetings / Socials	3,000	2,799	3,000
PBH Directory	0	-	3,000
Legal and Professional Fees	250	-	250
Insurance	1,600	1,355	1,500
ARC related	200	274	300
Administrative mailings	300	605	600
Forest Health - BeetleBusters	200		200
Welcome Committee supplies	150	35	150
Bank charges (safe dep box)	75	75	-
Supplies and postage	100	-	100
Misc. incl. website	1,000	600	600
<b>TOTAL EXPENSES</b>	<b>37,975</b>	<b>36,833</b>	<b>40,900</b>
<b>Excess of Income over Expenses</b>	<b>125</b>	<b>2,206</b>	<b>10</b>

H. Reminders - Next Meeting April 19, 2022 – 7:00 PM

Adjourn