

Pine Brook Hills HOA Board Meeting Minutes July 19, 2022 7:00 PM

A. Welcome – Kevin Smith (via Zoom)

1. Attendees: Kevin Smith, Rob Quinn, Kristen Gafric, Jim Adams, Paul Munding and Rob Mohr

B. Meeting Minutes - April 18, 2022 meeting minutes approved- Rob Mohr moved to approve, Rob Quinn seconded. All attendees approved by vote.

C. Discussion Topics – Kevin

1. Toni Erickson has expressed interest in taking over the committee previously named “aging in place”. The new committee will be “Neighbors helping Neighbors”. Toni will be invited to all future HOA Board Meetings. ACTION ITEM: make sure the website is updated.
2. Review openings
 - Enhancements – Mike will act as the Committee Chair until a new chair is found
 - Social Committee – Open-
 - Website - Peter King-Smith will leave this position at the end of this year. This will be an open position
3. Firewise received its certification.
4. We should post signs for the HOA Community Meetings. The HOA Secretary used to post signs, but this stopped when COVID started and we didn’t have in person meetings. We need to determine where the signs are located and start to post them before meetings again.
5. Community HOA on July 26th will have speaker Abby Silver from Wildfire Partners- HOA will provide the main dish - BBQ beef and chicken sandwiches
6. Bears & Trash - PBH is currently have some problems with bears getting into trash. A resident contacted One-Way Trash to see if they could pick-up trash earlier in the day. They were not able to commit to this, but the past few weeks the company has come earlier. Kevin suggested PBH consider contracting with one trash company to get better rates and to have some control over trash problems. We should strongly encourage bear proof trash cans. HOA should remind people yearly about best practices with Bears and all wildlife in PBH. We should be asking all new construction to provide a bear proof trash for perishables (ie: worker food) so the bears will not get into the trash bins. We will also publish an article in the PBH press on bears and wildlife best practices.
7. Ice Cream Social will be on Sunday August 14th. Kristen will contact Glacier

Bear to organize the event. Paul Munding will contact the fire department to see if they will participate this year.

8. Fire Auxiliary has requested to change closets with PBH HOA. The PBH HOA closet needs to be cleaned out and it appears that many of the items can be discarded. The file cabinets can go. HOA is considering the request, but would reserve the right if a change is made to take back the closet in the future.

D. Committee Reports:

1. **Aging in place** –This will be renamed Neighbors Helping Neighbors and Toni Erickson will lead it. She will be invited to all future meetings.
2. **Pine Brook Press** – Mark Cronshaw - Press went out on 7/19/22
 - Mark is the first to be featured in a new reoccurring section called getting to know your neighbors.
 - Mark is looking for a volunteer for the next issue
3. **Firewise – Rob Quinn** Rob Quinn is the chairperson and works closely with Mike Palamara.
 - Pine Brook Hills has received its Firewise Certification
 - Rob Quinn will make a presentation at the next HOA Community Meeting on July 26th at 7:00pm
 - The Firewise will start work on its 3 year plan which Rob will discuss at the meeting
 - Abby Silver from Wildfire partners will speak at the next community HOA
 - Rob is working on a Firewise web page with Peter King-Smith
 - There will be an article on in the Pine Brook Press on the Firewise program
 - The first year of the program will mainly focus on fire mitigation and education for residents. Areas of focus for first year of the program are:
 - Identifying resident mitigation issues
 - Review program
 - Review goals for 2022
4. **Enhancements** –Chair Needed
5. **Treasurer report – Bob Loveman**
 - HOA Dues: \$31,188 Collected as of July 19, 2022
 - Cash: \$64,939
 - Community Fund (excluding schwab account): \$6512.48
 - Expenses disbursed to date: \$7,820 (mostly PB Press and Directory)
6. **ARC** - Rob Mohr
 - 13 applications - new roofs, decks, adding solar
 - Retaining wall for Pine Brook Road home was finally approved by the Boulder County after 2 yrs.
 - There have been less reports of unauthorized work and it seems many people have learned about ARC and are going through the approval process
 - ARC is looking for sources to direct people for fire proof siding

- ARC may have an architect speak at the next HOA meeting to discuss fire proof siding options for home owners
 - When sources have been identified for fire proof siding ARC will have them linked on the HOA site
7. **Roads** – Peter King-Smith
- In recent weeks Peter met three times with County Commissioners and Public Works, most recently on July 7 with all three Commissioners. Peter attended these meetings on behalf of PBH and as a founding member of the Subdivision Paving Coalition (SPC).
 - Based on polling outcomes, the County Commissioners plan to place a transportation sales tax extension (not increase) on the 2022 ballot. They do not support a transportation mill levy (addressing subdivision paving) in addition and against the transportation sales tax extension because the two measures could cannibalize votes from each other.
 - Recognizing the Commissioners will not support a 2022 ballot measure on subdivision paving, we reluctantly accepted their position. However, we made it very clear that the Subdivision Paving Coalition (SPC) is unlikely to continue down the path of cooperation if 1) subdivision paving funding is not addressed on the 2023 ballot and 2) the County does not provide active support in working with the Cities to help ensure its passage. While they are unable to give an absolute guarantee, the Commissioners have committed to working with SPC to develop a viable funding mechanism to place on the 2023 ballot. Based on the Commissioners current thinking, that funding may come by way of a subsequent retail transportation sales tax measure. On a positive note, the Commissioners seem to recognize that placing the financial burden solely on subdivision property owners is untenable and are instead focused on a County-wide funding solution, a position for which the SPC has consistently advocated.
 - An initial planning meeting with the director of Public Works is scheduled next week on 7/29 to establish a framework and implementation plan for a county-wide 2023 ballot measure to fund rehabilitation of all BoCo subdivision roads.
8. **Forest Health** – Jim Adams
- Working on curly dock removal, so far about he has removed curly dock from about 3 miles and collected about 85 pounds of seed heads
 - There is one property in PBH that is very infested and the owner is going to have it removed
 - Most of the curly dock is along the road side
 - Ips beetles have infected a few trees
9. **Fire** – Welcome Paul Munding
- Fire Station 2 – update - on schedule
10. **Welcome Committee** – Joyce Colson
- Contact with new homeowners in personal meetings (3).

- Multiple emails sent to new homeowners requesting articles for prior PBH Press (no response).
 - Mass email to new residents going out tomorrow for bios for fall Pine Brook Press along with mention of PBH HOA community wide meeting on July 26 and Wildfire Partners presentation.
 - Secured with Bob Oliver's invaluable help--posting of evacuation maps on BMFPD web site. Updated maps being made available to new residents."
 - ITEMS for CONSIDERATION:
 - Please talk to new residents about the importance of the covenants. It seems most people do not read these and when there are covenant violations a common excuse is "I didn't realize there was a restriction against xxxxxx". One thing that specifically comes up is people wanting to use their properties as short term rentals (such as Airbnb). This is explicitly forbidden in the covenants unless the rental period is 30 days or longer. Making people aware of this up front would help eliminate this problem.
 - Remind the people that any changes that affects the visual view of their property (roofs, decks, additions, siding, retaining walls, etc.) needs to be reviewed and approved by the ARC. I believe more people are becoming compliant over time but I still hear of many instances where people go ahead and make changes without checking with the ARC. Also note that there is an online form that makes submission fast and easy.
 - Another thing that would be nice to mention is that we are always looking for volunteers. Often newcomers may be reluctant to volunteer since they don't know people, but it is a good way to get involved in the community and to get to know people.
11. **Social** – New Chair Needed - position posted in PB Press
 12. **Web** – Peter King-Smith
 - Web is working smoothly.
 - Need to identify a replacement for this position - Peter will retire from this position at the end of 2022
 13. **Directory** – Rob Quinn and Bob Loveman Thank you for your hard work getting this out. Directory has been distributed

Kevin moves to adjourn the meeting
Rob Quinn seconds