

Pine Brook Hills HOA Board Meeting Minutes January 16, 2024 7:00 PM

Note: These minutes are preliminary and subject to change until final approval at the next quarterly HOA Board meeting.

A. Welcome/Call to Order – Ethan Lake

1. Attendees: Ethan Lake, Brandon Saltmarsh, Kevin Smith, Robert Loveman, Art Markey, Paul Munding

B. Meeting Minutes - Minutes of the October Board Meeting were reviewed and approved by K. Smith and seconded by R. Loveman

C. Discussion Topics

1. Treasurers Report: discussion of King Soopers donations by shoppers, Financials are almost done, we have a large cash balance in the Schwab account, new 2024 proposed budget was discussed and approved by K. Smith and seconded by B. Saltmarsh. E. Lake requested the budget be distributed to the community for review prior to the public meeting on 1/23/24. The Community Fund officers were identified as the President, Secretary and Treasurer of the HOA Board.

D. Committee Reports:

1. ARC No report
2. BMFPD Liaison Wildland fire training is being held by the department
3. Newcomer no report
4. Social no report
5. Roads Peter King-Smith has expressed a desire to step down in the near future. The county is working on re-creating a budget line item for road repair and maintenance. Short discussion of the county possibly considering making Iris between Broadway and 28th St. a two lane for vehicles. May need to task the board and Fire Chief to write a letter of concern to the county.
6. Webmaster C.Baker submitted a report for review
7. Forest Health no report, but a discussion of the need to continue the spring Myrtle Spurge removal program and make a request for volunteers at the public meeting on 1/23/24.
8. Pine Brook Press no report
9. Firewise Community report submitted by R. Quinn
10. Enhancements A mirror was installed on Timber Lane for safety, working on a project to install motion activated lights in the Firehouse parking lot. A



decision was reached to allow projects of less than \$500 to proceed without board approval, just notification.

E. Other Business:

1. Need to form a Treasurer search committee ASAP, make an announcement in both the PB Press and on the PineBrook forum asking for participants.
2. A motion was made to terminate the Treasurers term limit in office by K. Smith and seconded by B. Saltmarsh. More work needs to be done.

A motion to adjourn was presented by A. Markey and seconded by P. Munding at 8:10PM