

Pine Brook Hills HOA Member Meeting Minutes January 23, 2024 7:00 pm

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

A. Welcome – Ethan Late, President

Topics for discussion:

1. 2024 Budget
2. Request for volunteers for two positions, Treasurer and Forest Health
3. Committee chair
4. Request for ideas on community enhancement
5. Any questions or concerns

B. October 2023 HOA Meeting Minutes were presented, reviewed and were approved by voice vote by all in attendance

C. Pine Brook Water: Bob DeHaas

1. Bob reviewed the fact that, at the current time our water treatment plant is state of the art for safety and efficiency.
2. The department is currently out for bid on painting two of our water tanks.

D. President's Report: Ethan Lake

1. Reviewed the 2024 budget and explained line items. Request for verbal approval of the budget was made, Megan Shields motioned for approval and was seconded by Rob Quinn, with unanimous approval by those present.
2. Discussed community enhancements planned such as motion activated lighting for the firehouse parking lot.
3. Possible addition of more mirrors on curves for better visibility.
4. Discussed forest health issues such as spring spurge removal.

E. Committee Reports:

1. ??? Committee:
 - Discussion of steps taken to make new residents aware of the need for effective wildfire mitigation around their homes.
 - General discussion on home insurance and that it is getting harder to find insurers as several large companies have paused writing policies in wildfire prone areas and many are focusing on what homeowners are doing to make their homes more defensible.
2. BMFPD Report by Chief Benson

- Our vegetation and grasses are already dry and care must be taken not to start any fires. Need to adhere to any burning ban days when there is wind.
 - 2023 saw 135 total calls, the majority of which were medical.
 - The department has acquired 5 new rookies, currently in training, and has appointed 5 new incident commanders.
 - The entire Mit crew has been hired for the upcoming season and are ready to go, a total of 24 members.
3. Social Committee: Megan Shields
- Reviewed upcoming events such as a possible porchfest celebration, a dine-around and an ice cream social.

No other committee reports were presented.

F. Adjourn: Meeting was adjourned at 8 PM