



Pine Brook Hills HOA Board Meeting Minutes April 23, 2024, 7 pm

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

Participants:

Board Members:

Ethan Lake, President
Brandon Saltmarsh, Vice President
Bob Loveman, Treasurer
Art Markey, Secretary
Kevin Smith, Member at Large

Committee Chairpersons:

Brandon Saltmarsh, Enhancement
Peter King Smith, Roads and IT/Website
Rob Quinn, Firewise/Pinebrook Directory
Jim Adams, Forest Health

- A. Welcome
- B. Recognize Guests: Andy Minden, Treasurer candidate
- C. Public Comments: none
- D. Review and Approval of Minutes from previous Board Meeting (January 16, 2024): approved
- E. Major Discussion Topics
Invasive Species, Community library proposal

Treasurer's Report – Bob Loveman

- a. \$25,620.80 in dues received from residents and \$1,626 from PBP ad revenue
- b. \$148 interest income
- c. Cash HOA: \$57,965 minus outstanding pmts: \$1,435. Total \$56,530.78
- d. Community fund: Schwab Acct. \$29,921.32, Bank Cash \$5,916.07 Total \$35,937.39

Directory – Rob Quinn

- a. Layout done, currently in proofread
- b. Will proceed with printing this Summer
- c. Cost will increase given recent inflation
- d. Discussion of possible future directory in website format to reduce cost and related security/privacy issues that would create. To Be Continued.

1. Enhancements committee - Brandon Saltmarsh

- a. Lights for parking lot quoted at \$600 total. Because of benefit to all departments, cost sharing will be pursued with Fire and Water.
- b. Possible modification of Community Entry Sign to update appearance/Modify to a “welcome to Pinebrook” sign with discreet lighting.
- c. Possible installation of multiple speed indicator signs in key locations to make drivers more aware of their speed in the community.
- d. Installation of a Mirror at the Firehouse entrance to increase visibility on the curve.

2. Roads – Peter King Smith

There is a ballot proposal being discussed for a proposed 3.5 million dollar budget item for improvement/repair of all subdivision roads. May be on November ballot.

3. Forest Health – Jim Adams

- a. Spurge remains a problem, need a committee to educate the community on need to work on removal, possible use of an approved vendor to work on infestation at 85 Timber Lane for proper application of herbicide. Discussed possible cost sharing of removal expense to eliminate this large infestation directly across from the reservoir. In extreme cases, the county can become involved on removal with billing back to the property owner, and placing a lien on the property for non-payment. Board approved Jim Adams to secure a bid from Steve Johnson to provide an estimate for spurge removal at 85 Timber Lane.

4. BMFPD Liaison – Paul Munding

- a. The Goldman residence at 260 Bristlecone Way has been completely demolished after the fire. Reported by Bob Loveman
- b. Substantial tree damage reported in Boulder Heights from the wind event

5. Social

Megan working on the porchfest concept and ice cream social, possible use of the Starhouse or 91 Valley View for a hootenany

6. Newcomer committee – no report (from Rob Quinn for Joyce Colson)

7. Welcome – no report

8. Website – no report

9. Firewise -Rob Quinn

A firewise speaker, Matt Morris, is being scheduled for the summer public meeting (July 30) We need residents to report all mitigation activity on their property for the report to Firewise. There was discussion of having contractors either report to Firewise directly or remind property owners to report when they perform work on properties.

F. Nominating Committee for Treasurer - Nancy Mohr

Nancy Mohr was appointed the nominating chair by R. Loveman, seconded by B. Saltmarsh

The president used various posting methods to advertise the position.

1. Andy Minton was presented as the final candidate and interviewed at the meeting by officers. He will provide a CV for publication. After the interview, K. Smith motioned for his



acceptance as Treasurer and was seconded by B. Saltmarsh. Acceptance vote was unanimous by all present.

G. Reminders

1. PBH HOA Membership Meeting – Tuesday, April 30, 2024

H. Adjourn Meeting Motion to adjourn was made by E. Lake and seconded by A. Markey at 8:46 PM