

Pine Brook Hills HOA

Member Meeting Minutes

April 30, 2024

7:00 pm

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

1. Welcome – Ethan Lake, President, meeting started at 7PM
 1. Attendees were advised the agenda for this meeting was brief:
 2. Discussion of the spurge infestation in PBH
 3. Mitigation department presentation of past and current fire break projects

2. New Residents – no new attendees noted

3. Forest Health – Jim Adams
 1. Jim Adams spoke at length about the spurge problem in PBH. He showed two tools that can be used for mechanical removal of the plants and stressed that now is the optimum time to remove plants. He cautioned that if herbicide treatment is considered, the best method is to use a professional to do the application and **further cautioned that herbicide use above the reservoir is not advised or recommended.** This is to prevent migration of the chemical into the reservoir. He also cautioned that when mechanical removal is done, to use long-sleeved garments, gloves and goggles and fully bag the plant material. The plant is toxic and the plant oil can cause skin irritation and damage the eyes.

The organization Wildlands Restoration Volunteers was mentioned as a go-to source for assistance with both volunteer removal help and possible funding for removal of larger areas of infestation.
 2. Ethan Lake mentioned that there is some cultivation of honey bee populations in Pinebrook and noted that the existence of honey bees tends to displace the native bee population and inhibits pollination of native plant species. The general feeling is that honeybee cultivation should not be encouraged within Pinebrook.

4. Treasurer’s Report
 1. Ethan Lake announced the Board approval of our Treasurer candidate, Andy Minton.

5. Committee Reports:
 1. Enhancement – Ethan Lake/Brandon Saltmarsh

The only item recognized was the possible creation of “Little Libraries” in several locations in Pinebrook, suggested by a Pinebrook resident. A discussion ensued mentioning several possible locations and further research will be done by the resident and Brandon for specific possible locations, construction and or purchase of pre-fabricated units.

6. **Boulder Mountain Fire Protection District:**

1. Andrew Boersma presented several maps of Pinebrook showing previous fires over the past 40 years indicating that the burns have reached the perimeters of the district on all four sides but have never significantly penetrated our boundaries. He then discussed the projects being started this season to enhance existing firebreaks and establish new areas. The largest project is a new 33-acre firebreak on the west end of Pinebrook to enhance an existing area. The total project is funded at a total cost of \$189,000, split at \$173,000 by grants and \$16,000 by the HOA.

He mentioned that Sunshine is also working on a firebreak in the area of the December 2022 fire to increase protection for us in the area of our Southwest flank.

He also mentioned the existence of Boulder County Wildfire Partners for assistance in evaluating individual homes, detailing action items and possible funding assistance for work done.

He also mentioned the existence of a Shaded fuel break program for larger properties that could be funded at \$5,250 per acre. Please contact Andrew for further information at 303-440-0205 or mitigation@bmfmitcrew.org.

7. **Adjourn**

1. Meeting was adjourned at 8:00 pm by Ethan Lake.