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Pine Brook Hills HOA

Member Meeting Minutes

October 29, 2024

A. Welcome – Ethan Lake, President, meeting started at 7:00PM

1. Attendees were advised the agenda for this meeting was brief:
2. Minutes of the July meeting were reviewed and approved by Peter King-Smith and seconded by Megan Shields

B. Attendance was very low, 4 residents in attendance, 4 board members and 2 committee members, roads and social

C. Ethan Lake discussed raising the HOA dues to either \$100 or \$125/year for 2025. A records review indicated the dues were last increased in 2007 and is overdue for an increase, especially with the increased focus on mitigation for the community and the desire to increase funding for that purpose. A decision will be made by end of year.

D. **Committee Reports:** Peter King-Smith reviewed the road condition situation for Pinebrook and all subdivisions. The county currently is responsible for maintenance, including snow plowing but does not budget for rehabilitation. At a nonpublic meeting in the early 1990's The commissioners redefined their responsibility to eliminate rehabilitation from the roads budget. This leaves funding of major repairs as the responsibility of each subdivision. The best solution to address the issue is formation of a PID, a Public Improvement District. This will be explored by the board in the coming months and throughout next year.

E. Andy Minden briefly reviewed financials through Q3

\$35,865, dues received through Q3

\$1,830 Pinebrook Press Ad revenue

Bank cash \$10,386, CD \$25,303

YTD expense \$43469 vs. Budget of \$54,700

Draft 2025 Budget:

Projected deficit of \$7,400, assuming an increase of dues collection with proposed increase.

Expenses reduced by 8% to \$50,200

F. Adjourn

Meeting was adjourned at 7:40PM by Ethan Lake