



## Pine Brook Hills HOA Board Meeting Minutes January 21, 2025, 7:00 pm Via Zoom

***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  
Andy Minden, Treasurer  
Art Markey, Secretary  
Kevin Smith, Member at Large

#### Committee Chairpersons:

Brandon Saltmarsh, Enhancement  
Matt Ladwig, Roads

#### Welcome

- A. Recognize Guests: None in Attendance
- B. Public Comments: None
- C. Review and Approval of Minutes from Previous Board and Public Meetings (October 2024): approved

Motion to approve by A. Minden, seconded by K. Smith

#### D. Committee Updates:

**Firewise Community** – Since creation, the committee has not been a separate budget item. Perhaps it is time to make it a separate line item to fund items like block parties in districts to increase awareness of the need for more mitigation and the need to fund ongoing mitigation efforts. Rob Quinn suggested a starting budget of \$1,200. The Board must make a decision as to make Firewise a separate line item or not.

#### **Treasurer's Report** – Andy Minden

Andy presented a 6-page financial report, Budget vs. Actual, Statement of Activity, Financial Position, Statement of Activity, Community Fund, Financial Position, Community Fund, and Activity by Year. Also included is Dues payments YTD and Projected activity with payments for 2025 at \$75 and \$125 for comparison.

He stated that in 2024 we consumed approximately \$9,000 of reserves. Another funding source could be the Community Fund, but we would need to encourage the community to significantly increase the amount of tax-deductible donations currently being made to the fund through a campaign to raise awareness of the fund and its purpose.



# Pine Brook Hills HOA

Financials will be posted separately on the HOA website

A discussion ensued of various scenarios for allocation of dollars within the budget line items.

Among the items discussed were possibly reducing the PineBrook Press publication to twice a year because of the cost increase of publication.

The use of Community Fund dollars for mitigation projects.

Increasing the HOA dues level to \$125. It was pointed out that the dues have not been increased since 2007.

**Roads report** Matt Ladwig met with Peter King Smith, Brandon Saltmarsh, and the County Roads supervisor about the state of roads in our subdivision. The county is currently suggesting we form a Public Improvement District (PID) as there is no allocated county budget for major repairs for our roads. They are willing to work with us to form the entity and will provide funds for Linden as a major artery. This will be an ongoing lengthy process.

No other Committee reports were presented

## F. Reminders

1. PBH HOA Membership Meeting – Tuesday, January 28, at 7 PM, Preceded by a Pot Luck

## G. Adjourn Meeting

Motion to adjourn was made by A. Markey and seconded by A. Minden at 7:40 PM