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Pine Brook Hills HOA Member Meeting Minutes January 28, 2025

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

A. Welcome – Ethan Lake, President, meeting started at 7:02 PM

1. Attendees were advised the meeting would be focused on finances for the organization:
2. Minutes of the July meeting were reviewed and approved by Art Markey and seconded by Rob Quinn.

B. Attendance: 18 residents, 4 board members, and a committee member, social.

- C. Ethan Lake spent time discussing the reason for the current deficit, how expenses have consistently increased over time and particularly with the high inflation in 2022 and 2023. Reserves have been tapped to make up the gap but without an increase would have a \$10,000 deficit this year if we do nothing. He has proposed an increase to \$125 per home for 2025. The two largest components in the budget are fire mitigation work and publishing the Pinebrook Press, which together consume 75% of expenses. The directory is also expensive but publishes only every other year. The majority of income comes from dues collection but we collect dues from only 75% of current homeowners. Many residents pay more than their share but it doesn't come close to making up the shortfall.

The HOA is committed to having as much mitigation work done as possible and were fortunate to have \$175,000 worth of work done in 2024, made possible by a huge grant secured by Mike Palamara. The concern is that with the new administration attitude towards cost cutting, grants of any size may be difficult to obtain in future years, so we will have to find other means of fundraising. Bob Loveman, prior finance officer, spent time giving attendees history and background on how funds have been used over the last several years and how the focus on mitigation has increased with climate change. Rob Quinn also contributed information on our Firewise Community accreditation which encompasses all the mitigation efforts made by the community and individual homeowners.

Several attendees made suggestions for either reduction of expense or increase in funding such as publishing the Press only two times a year and making two issues available online only, possibly a matching grant to the Community fund or raising dues to \$250.

Bob Loveman explained the Community Fund, a non-profit set up specifically to support the Press, but structured so it can accept tax deductible donations earmarked for other purposes such as mitigation:

[Pine Brook Hills Community Fund](#)

[TIN: 82-1516892](tel:82-1516892)

[1907 Linden Drive, Boulder, CO 80304](#)



We request that the community give thought to other ideas that could possibly bring in more revenue and ideas on continuation of the Press. Contact the officers through the published email contacts on the website with their ideas.

A couple in attendance, Diana and Francis Beer, stated an interest in forming an aging in place group in the community. Anyone interested should contact the HOA.

Committee Reports: Megan Shields discussed possible social events for this year and asked for residents to come up with ideas for events and contact her. She also stressed she will need assistance with projects as she cannot do it all by herself

- D. Andy Minden, not able to attend the meeting tonight, will publish financials on the website for review.
- E. The President made a motion to accept the new budget as published and to raise the dues to \$125.00 per year, seconded by Briana Haugh.
- F. Meeting adjourned at 8:05 PM