



Pine Brook Hills HOA Board Meeting Minutes April 29, 2025, 7pm

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
Rob Quinn, Firewise
Roads Matt Ladwig, Roads,
Forest Health Bob Loveman, Forest Health

Welcome

- A. Recognize Guests: None in Attendance
- B. Public Comments: None
- C. Review and Approval of Minutes from previous Board and Public Meetings (January 2025):
Approved
Motion to approve by E. Lake, seconded by A. Minden
- D. Committee updates:
Firewise Community – Rob Quinn presented a detailed review 2025 plans for identified mitigation projects and the budgets available for each. A significant amount of work is planned for the mitigation season this year and a plea for matching funds through the Community Fund will be made by Andy Minden. Rob reiterated the need for individual homeowners to report all their mitigation expense through the Firewise spreadsheet.

Treasurer's Report – Andy Minden

Andy presented a complete set of financials which will be published separately on the HOA website.

Social Committee – An Ice Cream Social is being planned for August and a section Block parties are planned for June 28 with presentations by Chief Benson and new Chief Palamara outlining the wildfire danger, mitigation plans, and what the Chief succession will be like.

Roads – Matt Ladwig noted there are ongoing discussions with the county to put into place long term financing, supported by residents to create a fund to begin long term ongoing rehabilitation of the Pinebrook roads. The process will likely take a significant amount of time to finalize and execute.

Other board business

Among the items discussed was the review of pile burn documents, which will be needed to be signed to have the BMFPD Mit crew burn slash in 2025. Documents reviewed were those created by the Carriage Hills HOA for their properties, including the legal summary and contract. After due consideration and review a decision was made to approve the submitted boilerplate modified to reflect Pine Brook Hills. Along with the above there was discussion of funding for multiple mitigation projects using the Community Fund for matching dollars if contributions can be generated with a target match of approximately \$9,000.

A motion to approve all the above was made by Andy Minden and seconded by Art Markey with a unanimous vote approved.

Officer Resignation – Art Markey submitted his official resignation since he is moving out of Pine Brook May 1 and a motion was made to start a search for his successor.

Xcel Tree Situation – It was determined that an Arborist needed to be contacted to get a professional opinion of the damage done to all the trees that were trimmed for power line clearance. Brandon Saltmarsh will take on the project.

A suggestion was made to contact the appropriate County Commissioner as many of the affected trees are located in the county right-of-way.

Architectural Committee – Brandon Saltmarsh suggested that, given the changes that have occurred over the years with the level of involvement the county has taken on, that how the committee operates needs to be reviewed and modified to align with the current role the county plays in controlling building and modification of homes in Pinebrook.

No other Committee reports or business was presented

F. Reminders

- PBH HOA Membership Meeting – Tuesday, May 6 at 7PM Preceded by a Pot Luck at 6PM

G. Adjourn Meeting – Motion to adjourn was made by K. Smith and seconded by A. Minden at 8:33 PM