



Pine Brook Hills HOA Board Meeting Minutes August 5, 2025 7pm

Revised: 8/10/2025

Participants:

Board Members:

Ethan Lake, President
Andy Minden, Treasurer
Cory Tann, Secretary

Committee Chairpersons:

Firewise – Rob Quinn
Roads – Matt Ladwig

Welcome

- A. **Recognize Guests:** None in Attendance
- B. **Public Comments:** none
- C. **Review and Approval of Minutes from previous Board and Public Meetings (April 2025):** Motion to approve by E. Lake, all board members unanimously accepted the minutes
- D. **Committee updates:**

Firewise Community – Rob Quinn

Block Parties: Six parties with approx. 136 attendees were considered a success. Presentations by Chief Benson, Chief Palamara and a representative with Wildfire partners (Rob Bozeman – who is also a firefighter) outlining the wildfire danger, mitigation plans and what all Wildfire Partners offers (i.e., Community Chipping Program, report hours worked or dollars paid to the PBH website, report mitigation). For future parties, the board may want to consider BYOB and provide the food (vs bringing beer and wine and having attendees bring desserts/snacks). Rocky Mtn PBS attended one on Pine Brook Rd. and there may be a segment aired. Low on firefighters so also used the parties to recruit volunteers (got 10 inquiries of interest).

Quinn will present at the Public Meeting: Will share top lessons learned, where they can report their mitigation efforts and report on results of fundraiser.

Reminder: Budget for a new directory next year was discussed. We can't add it to the PBH website to access/download the directory for privacy reasons. We'll publicize a QR code for directory submissions on the PBH homepage.



Roads – County won't help with roads/paving, citing budget and funding constraints. Getting estimates to see how much it will cost if residents want to pay, which is unlikely. Will publish a link on the Pine Brook forum for residents to report potholes. Lawsuit and threat to withhold taxes would be a last resort option.

Social Committee – An Ice Cream Social is scheduled and ready for September 14th (possible opportunity for recruitment). Need a “master of ceremonies” and volunteers to help set up and break down.

HOA – Discussed the need to recruit HOA board members. HOA meeting attendance is down, need to develop a list of guest speakers for upcoming meetings. Need to tap into real estate professionals. Board members to host sessions to get feedback from people to shape a story that further entices people to get involved/see the value of the HOA.

No other Committee reports or business was presented

E. [Reminders](#)

PBH HOA Membership Meeting – Tuesday, August 12 at 7PM

F. [Adjourn Meeting](#): All three members made a unanimous motion to adjourn the meeting at 8:06PM