



## Pine Brook Hills HOA Member Meeting Minutes October 21, 2025 at 7:00 pm

- A. Welcome – Ethan Late, President Topics for discussion
- B. August 2025 HOA Meeting Minutes were presented, reviewed and were approved by voice vote by all in attendance
- C. Recognize Guests: Tyler Harrington, a registered agent of Allstate Insurance
- D. Key Topics Discussed:
  - Announcement of Boulder Handmade fundraiser for BMFPD, Nov 8 & 9
  - Announcement of planned publication in 2026 of updated HOA Directory and request for residents to review/update/input any data by Dec. 31
  - Community Firewise certification renewal is coming up and a request for all residents to input data - Due by Nov. 15
  - YTD Financials for HOA and Community Fund were shared
  - DRAFT 2026 Budget for HOA was shared with a request to committee chairs to review and advise with any recommendations
  - Following prior week's HOA Board meeting, it was decided to explore upgrades to the HOA website. A call for locals who might have capable high school/college age family members who might be interested in a paid internship project was issued
  - A call for volunteers to serve as 2026 HOA Board President, Enhancement Committee and Social Committee Chairs was issued
  - Concerns were raised regarding status of the Wright Tree Service clean-up of logs. Recommendation was made to channel these concerns to Wright through Alicia Villarreal
  - Finally, a presentation was provided by Tyler Harrington, a registered agent of Allstate Insurance Company, regarding options homeowners face in the challenges of escalating costs and insufficiency of insurance coverage due to heightened wildfire risks.
- F. Adjourn: Meeting was adjourned at 8 PM