



Pine Brook Hills HOA

Member Meeting Minutes

May 6, 2025

A. Welcome – Ethan Lake, President, meeting started at 7:00 PM

1. Attendees were advised the meeting would cover several issues currently affecting the community
2. Minutes of the February meeting were reviewed and approved by Ethan Lake and seconded by Art Markey.
3. Ethan asked that any new residents identify and introduce themselves.

B. Attendance: About 30 residents and 3 board members.

C. Ethan Lake spent time discussing the fact that with increased dues payments and some very generous contributions to the Community fund we will meet the budget for this year.

D. A new printer has been identified for the Pinebrook Press which will reduce cost by approximately \$6,000/yr.

E. Continued mitigation will be a major focus this year as wildfire exposure continues to increase with climate change.

F. A very comprehensive presentation was provided by Andrew Boorsma, the head of the BMFPD Mitigation Department.

He reviewed the fire history of the area around Pine Brook Hills and showed maps of burns that have occurred and maps of the existing and proposed fire breaks in and around the district perimeter. He explained the funding process that exists involving the federal government, the state, and the county, and how they interact. He mentioned that there will be an in-district collection of duff and pine cones with roll-offs for the collection at Station 1. Residents can bring as much as they can gather and dump it at no cost in the containers. There will be signs and announcements posted prior to the event.

The department has been in contact with Xcel about safety concerns with many of the trimmed trees and has performed an inspection tour of many of the areas and has marked trees of concern with candy striped tape. More inspections will be made and at this time the department has initial agreement with Wright and Xcel that identified trees will be removed to create life-safety egress in an emergency. The HOA will be contacting the County in parallel with Fire department actions to expedite corrective action.

Individual residents discussed the destruction of trees on their properties by Wright during the trimming process.

Arrangements are being made for block parties in several sections of Pine Brook on June 28 for neighbors to meet each other and hear presentations by both the old and new fire chiefs and there will be discussions by representatives of Boulder county Wildfire Partners on their program.



Art Markey made a brief pitch to the attendees to give consideration to volunteering as the new HOA Secretary as he is leaving the community and can no longer hold the position.

Ethan Lake called the meeting to adjournment at 8:13PM.