



Pine Brook Hills HOA

Member Meeting Minutes

February 17, 2026 at 7:00 pm

- A. Welcome – David Downing, President
- B. October 2025 HOA Meeting Minutes were presented, reviewed and were approved by voice vote by all in attendance
- C. Recognize Guests: Andrew Boersma of Boulder Fire
- D. Key Topics Discussed:
 - We heard from Andrew Boersma of Boulder Fire about current and future fire mitigation initiatives.
 - Andy Minden, Treasurer, provided an update on the HOA budget, noting we closed the year approx. \$11K under budget.
 - HOA members approved of the continued financial support of Boulder Mountain Fire, as seen in our approval of the 2026 HOA budget.
 - Pine Brook Hills Press & Pine Brook Hills Directory: Discussed whether the Pine Brook press quarterly magazine should go to online rather than print, and whether the PBH directory should go online instead of print.
 - David to conduct follow up feedback via the PBH email group/forum.
 - Discussed community-building initiatives, to be organized and implemented by interested parties in the Pine Brook neighborhoods. Examples include:
 - Ice cream social (scheduled for Sunday, September 13 from 2-4pm at the Fire station on Linden)
 - Hiking club
 - Biking club
 - Community garage/yard sale
 - Book club
 - Discussed the impact of Sundance Film Festival on Boulder and if we should revisit PBH stance on short-term rentals for a short period during the festival dates.
 - Next HOA meeting: Tuesday, April 14 at 7pm
- F. Adjourn: Meeting was adjourned at 8:15pm