



Pine Brook Hills HOA Board Meeting Minutes February 10, 2026 7pm

Note: These minutes are preliminary and subject to change until final approval at the next quarterly HOA Board meeting.

Participants:

Board Members:

David Downing, President
Chelsea Thompson, Vice President
Andy Minden, Treasurer
Cory Tann, Secretary
Ethan Lake, Member at Large

Committee Members/Others:

Rob Quinn – Firewise Committee
Joyce Quinn – Newcomer Committee
Rob Mohr – Architectural Review Committee

Meeting Topics:

Welcome: David kicked off his first meeting as HOA President

- A. Discussed Open & Filled Leadership Positions
 - Forest Health
 - Social Chair
 - Webmaster Chair
 - Roads Chair
 - Neighbors Helping Neighbors – Defunct

- B. Proposed Dates for HOA Meetings
 - Officers Meeting
 - David proposed: April 7, July 14, Oct. 13
 - Full HOA Meetings
 - David proposed: April 14, July, 21, Oct. 20

- C. Treasurer's Report – Andy Minden
 - Reviewed 2025 spent vs budget – Came in under due to: PBH Press production – Saved ~\$5K, ~\$2K saved in Enhancements, and spent ½ of on website = Net - \$11K positive
 - 2026 Dues Strategy (discussed pros/cons on sending email and/or letter mailed) – Add Post on PBH Forum advising them this is coming
 - Proposed the budget of \$34,750 for the Community Fund + ~\$15K for HOA will be for projects proposed on top of contract for Fire Watch
 - We have \$43K in the bank
 - All Approved budget



Pine Brook Hills HOA

D. Other Business

- Next PBH Ice Cream Social (Sept.) – confirmed to book our local band (Pine Brook Hillbillies)
- Discussed a PBH Shredding Event (have to coordinate with the Water Dept.) – Following up to get cost estimate)
- Idea: Pay Boulder Mtn Fire Dept. to come and help with cutting and removing logs, within 10-15 ft of road - Following up to get cost estimate
- Future Meeting Guests: Xcel

E. [Adjourn Meeting](#): All members made a unanimous motion to adjourn the meeting