

Pine Brook Hills HOA

Board Meeting Minutes

April 14, 2026 7pm

Participants:

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

Key Discussion Topics

Tree Health / Pine Beetle Mitigation

- Upcoming member meeting scheduled with Chris Toney (TLC Tree Experts) to educate residents on identifying pine beetle damage
- Plan to:
 - Train volunteers (including potential teenage participants) to identify infected trees
 - Offer homeowner sign-ups for property inspections
- Key takeaway: Early detection is critical; infected trees typically must be removed

Log Removal & Fire Mitigation

- Ongoing issue with **downed logs left from mitigation work**:
 - Fire risk (debated), Aesthetic concerns, Safety concerns (logs rolling onto properties/driveways), Potential to attract beetles
- Proposal from contractor (~\$2,300/day for crew + equipment)
- Discussion around:
 - Cost-sharing models (HOA subsidy vs homeowner responsibility)
 - Fairness due to varying property sizes/workloads
 - Whether HOA should organize bulk service or leave to individuals
- Actions: Obtain better cost clarity. Assessment of homeowner interest

Pine Brook Press Magazine (Print vs Digital)

- Strong resident feedback in favor of keeping print version
- Financials:
 - ~\$6K–\$8K annual cost
 - ~\$2K advertising revenue
 - Additional private financial support helping offset costs
- Decision: Cost savings relatively small, not worth changing at this time

Pine Brook Hills Press - Advertising Management Gap

- Current ad manager may be stepping down
- Lack of invoicing and declining ad revenue follow-up noted
- Actions: Need identified for succession plan / replacement

Short-Term Rentals

- Revisited resident interest in changing covenants
- Board clarified:
 - Current covenants prohibit rentals under 30 days
 - Changing covenants is extremely difficult (requires majority across all subdivisions)
 - Potential legal enforcement (liens, legal action) if violations occur
- Board position: Board will not formally sponsor or lead STR covenant changes. Will enforce existing covenants if violations are reported

Website Upgrade

- Current website considered outdated.
- Exploring: Migration to WordPress, use of local developer for redesign
- Budget available (~\$6K allocated; ~\$2.1K spent YTD)
- Goal: Improve usability (making content updates) and modernize design

Financial Update

- Overall financial position:
 - Strong cash reserves
 - Expenses down year-to-date
 - Revenue slightly behind last year in participation, but higher contribution per household
- Community Fund:
 - Above budget due to \$5K donation
 - Mitigation spending delayed due to weather and contractor availability

Water Supply / Drought

- Water reserves currently **~85% full**
- No restrictions at this time
- Monitoring ongoing; conditions could change with weather/fire activity

Adjourn Meeting: Members agreed by consensus to adjourn the meeting