

Pine Brook Hills HOA

Community Meeting Minutes

April 21, 2026 7pm

Key Discussion Topics

I. Overview

The meeting focused on the escalating risks associated with pine beetle infestations and wildfire exposure in the Boulder foothills. Guest Chris Toney (TLC Tree Services) joined community leadership to discuss current conditions, mitigation strategies, insurance implications, and upcoming safety initiatives.

II. Pine Beetle Infestation & Prevention

A. Current Conditions

- Significant regional infestation reported, including removal of approximately 1,600 trees in Boulder Heights.
- Prolonged dry conditions and insufficient extreme cold have increased tree vulnerability.

B. Treatment Options

- **Tree Injections:**
 - Most effective preventative method; provides protection for up to two years.
 - Recommended for high-value or “legacy” trees.
 - Estimated cost: ~\$350 per tree.
- **Permethrin Spraying:**
 - Effective for approximately 90 days.
 - Recommended application schedule: May and August.
 - Estimated cost: \$750–\$800 per property perimeter.
- **Verbenone Packets:**
 - Intended to repel beetles using pheromones.
 - Not recommended due to inconsistent effectiveness and potential to redirect infestations to neighboring properties.

C. Environmental Considerations

- Discussion included the use of bee-safe treatments (e.g., G4) versus lower-cost chemical alternatives.
 - Spraying is prohibited near waterways and edible gardens.
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III. Fire Mitigation & Insurance Impacts

A. Defensible Space Requirements

- Insurance carriers are increasingly using aerial (drone) inspections.
- Failure to maintain defensible space (15–30 feet clearance from structures) is resulting in policy cancellations or significant premium increases.

B. Community Coordination

- Residents encouraged to coordinate mitigation efforts to secure bulk pricing for services.
- Upcoming opportunities include:
 - **Yard Waste Day:** May 16
 - **Community Chipping Days:** Dates TBD

C. Property Value Implications

- Dead or unmanaged trees pose fire risks and negatively impact property value and insurability.
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IV. Community Programs & Resources

- **Beetle Busters Initiative:**
Volunteer program to assist residents in identifying early signs of infestation (pitch tubes and frass).
 - **Wildfire Partners Program:**
Provides education and mitigation guidance; however, certification is not consistently recognized by insurance providers for premium reductions.
 - **Community Safety Fair:**
 - **Date:** May 30
 - **Time:** 10:00 AM – 2:00 PM
 - **Location:** Firehouse
 - Includes State Forest Service presentation and emergency preparedness resources.
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V. Financial Update

- **HOA General Fund:**
 - Assets increased by \$6,000 year-over-year.
 - 56% of annual dues collected to date.
 - **Community Fund:**
 - Assets increased by \$16,000.
 - \$32,000 allocated for Firehouse mitigation project (planned for 2026).
 - **Log Removal Initiative:**
 - HOA is developing a subsidy program for removal of large logs (e.g., those resulting from utility clearing).
 - Proposed structure: HOA to cover the first \$100 per service.
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VI. Key Reminders & Next Steps

- **Evacuation Preparedness:**
Residents are strongly encouraged to maintain a “Go Bag” and evacuation plan. The area has experienced five evacuations over the past 33 years.
- **Tree Monitoring Guidance:**
 - Look for **pitch tubes** (thumb-sized sap deposits)
 - Identify **frass** (sawdust-like material at the base of trees)
- **Next Meeting:** July 21

Adjourn Meeting: Members agreed by consensus to adjourn meeting