

**PINE BROOK HILLS HOMEOWNERS' ASSOCIATION
GENERAL MEETING
JANUARY 26, 2011**

The Wednesday, January 26, 2011 general membership meeting of the Pine Brook Hills Homeowners' Association was held at the Community Center, Station One. The meeting was preceded by a potluck dinner at 6:00 pm followed by a presentation by Peter King-Smith who discussed trips to Australia and New Zealand. Mr. Smith, a resident of the subdivision, has been a frequent visitor to the land "down under". He presented a video presentation on interesting venues in the country and answered questions posed by members present. More information on trips to Australia can be found on Peter's web site www.king-smith.net/oz2010.

Following the potluck, president Bill Alexander invited new neighbors and first time attendees to the HOA to introduce themselves. Katie McNaughton, Stacey York and Jason and Katie Pollock took the opportunity to do so and were invited to provide their respective e-mail addresses to the president.

Celebrations:

Bill Alexander announced that through the efforts of unit captains and others, a majority of residents voted to accept the newly revised covenants, thus making the covenants in all units comprising PBH uniform.

Bill also recognized Janet Hummer, a Pine Brook artist, who has been adding the names of Pine Brook Hills volunteers to the subdivision Scroll. Her efforts have provided the opportunity to recognize those who have given of their time and talents.

A celebratory cake was presented and enjoyed by those present.

Call for Volunteers:

Vice president Dave Davies invited those interested in participating in the architectural review committee to contact him. The committee needs additional members.

Bill Alexander also asked for volunteers for the board nominating committee. This committee will present a slate of individuals to fill board positions for a two year term that commences Jan 2012.

Business Meeting:

Board members present for the general membership meeting were Bill Alexander (president), Dave Davies (vice president), Pam Creswell (treasurer), Tom Mann (secretary), and Suzanne Adams (member at large.) Also in attendance were Cindy Lindsay for Roads Committee; Kirk Hendricks for Pine Brook Water; Jo Davies and Suzanne Adams for Beetle Busters; and John Benson for Boulder Mountain Fire Protection District.

The meeting was called to order by the president at 7:45 pm.

Approval of the General Business Meeting, October 19, 2010:

A motion to approve the minutes of the general business meeting of October 19, 2010 was made, seconded and passed unanimously by the members present.

Fire Chief's Report, Boulder Mountain Fire Protection District:

Chief John Benson began his report by suggesting that residents notify their insurance companies of the district's class 5 insurance rating. He indicated that the district had applied for a federal grant of \$100,000 for mitigation of trees within the parameters of the Four Mile Canyon fire. A wide range of questions was answered about the recent fire, our fire district's response, and areas where our fighters were and were not successful in fighting the blazes.

Beetle Busters' Report:

Chair Suzanne Adams made reference to the most recent issue of the Pine Brook Press which contained a detailed article on the beetle problem in the area. She discussed changes in the behavior of the IPS and mountain pine beetles and strongly recommended residents spray trees at least once and preferably twice beginning in the early spring. Suzanne responded to several questions by those in attendance.

Treasurer's Report:

Treasurer Pam Creswell passed out a spreadsheet reflecting the 2010 budget, actual income and expenses through December of 2010, and a proposed budget for 2011.

Revenue for 2010 was budget as \$33,150 with actual receipts totaling \$31,484. Budgeted expenses for the year were \$42,130 with actual expenses of \$19,943. Consequently net income for the year 2010 was recorded as \$11,541.

The proposed 2011 budget reflects income of \$33,100 with expenditures of \$36,660. The shortfall will be recovered from the positive variance in the 2010 budget.

A motion to approve the 2011 budget as presented was offered, seconded and approved unanimously by those present.

Roads Committee Report:

Co-chair Cindy Lindsay reported that the committee was utilizing a two-pronged approach to the roads maintenance issue:

- (a) obtain from the County cost data to put a LID in place in our subdivision for road maintenance, and
- (b) discuss methods to compel the Boulder County Commissioners to comply with the 1999 Comprehensive Plan dealing with road maintenance for mountain subdivisions. Discussion followed involving a media splash which would entail the cooperation of other subdivisions.

Cindy closed by stating that it was extremely unlikely that there would be much progress on this issue during this calendar year.

Water District Report:

Chair Kirk Hendricks, speaking on behalf of the water district manager not in attendance, explained that the budget for the coming year was approximately \$700,000. \$400,000 is earmarked for operating expenses and the remaining \$300,000 for costs related to the reservoir.

The water district has applied for a federal grant of \$400,000 from the federal government and has already received a grant of \$190,000 for equipment for the water treatment plant to treat hydrocarbons expected as a result of the Four Mile Canyon fire.

New Business:

Bill Alexander spoke, as a representative of WRV (Wildlands Restoration Volunteers.)

About Wildlands Restoration Volunteers - learn more at www.wlrv.org:

Bill has volunteered for them for the last 5 years and now is on their Board of Directors.


WRV organizes about forty projects per year, completing a wide variety of important habitat restoration and conservation work in and around the Northern Colorado Front Range. In March and April, 2011, WRV is going to be doing a lot of revegetating/ mulching where Four Mile Canyon Fire denuded the landscape. This will definitely help our Pine Brook Hills water system by reducing the chance for erosion and reducing the amount of increased sedimentation in our water. Like all tax-deductable volunteer organizations, WRV is always looking for help:

- Donations
- Volunteers

Bill is hoping that Pine Brookers may either donate and/or volunteer for this organization. Please contact him if you are interested.

Motion to Adjourn:

A motion to adjourn was offered, seconded and passed unanimously at approximately 9:00 pm.

Respectfully submitted,

Tom Mann
Secretary