

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION**  
**GENERAL MEETING MINUTES**  
**April 30, 2008**

The Wednesday, April 30, 2008 general meeting of the Pine Brook Hills Home Owner's Association was held at the Pine Brook community center. The meeting was called to order by President Mark Menagh at 7:10 pm after pot luck.

Approximately 25 residents were in attendance.

**Announcements**

- A reminder that the elections for the BMFPD BoD are Tuesday May 6 (list of candidates later in meeting).
- Fire Auxiliary garage sale is May 16-18 (more later in the meeting).
- Special vote of thanks to Roger Svendsen and Tom Foster for building the birdhouses and donating profits to the dam earth moving effort.

**Committee and Board Reports**

*Water District – District Manager Bob de Haas:*

The solar-operated water circulator will hopefully inhibit growth of blue/green algae. Already there is improved water clarity. Operation cost is close to zero.

In response to a question, Bob reported no uranium, radon or similar contaminants in our water. Water is being tested for pharmaceuticals. Test results not in yet, but preliminary reports indicate below detectable limits. Test costs \$1800.

Final state inspection of the dam is May 9. Hope to start moving dirt in August.

*Architectural Review Committee – Mike Connolly:*

Mike reported that the legal work done on behalf of PBH show that the '64 covenants are the prevailing covenants. The legal work also served to clarify the role of the ARC. The ARC is responsible for reviewing applications for compliance with the covenants, but the home owners in each unit are responsible for enforcing compliance.

In response to an audience question, Mike reported that the ARC is waiting to see what the State is coming up with re HOA control over energy saving installations and the like (clothes lines) before addressing the issue further.

Mike, with full support of all present, thanked Ken Larkin for ten years of service to the ARC. He also passed around a letter to be signed and sent to Ken.

*Beetle Busters – Suzanne Adams and Pam Creswell:*

Suzanne reported that the Sat, April 26 BB seminar was a great success and gave us 24 new BBs. Next seminar will be Sept 27.

New policy is to require home owners to be present at inspection.

New policy is to proactively spot distressed trees and ask relevant home owners if we can inspect their property.

Spraying trees is good for selected protection, but we can't possibly spray all trees. We need to continue to identify infected trees and remove them. Davey offers a discounted spraying program for PBH residents.

Waiting for Boulder County Commissioners to rule on removal of nuisance tree law.

*Move the Dirt – Al Gerrish:*

AI reported that \$25K has been raised to date. \$75K is needed for moving dirt and restoring disturbed land, much owned by Lillydahl, who has been very patient and generous throughout the process.

There will be a small pullover/view area on Linden for car traffic wanting to look at the rez.

However, there will be no long term parking or access from this vantage point.

There will be a short access road for maintenance and leisure use from the current parking lot at the base of the dam. PBH volunteers will be needed to maintain this small "picnic/seating area."

This will be essentially a test run to see how public access works. If it doesn't work, the water district will eliminate residents' access. Water district owns 25 ft of land above high water line.

#### *Wildlife consultant – Deb Menagh*

Deb reported on the front range cougar/human interaction study. 13 animals have been collared. 3 have died to date. Call Deb if you see a cougar.

Bears are waking up and the Bear Aware program is in full swing. Material will be posted on web.

Call Deb if you want an audit of your property.

#### *Fire Auxiliary – Art Markey:*

Art reminded us that the garage sale drop off is this (3/4) and next (10/11) weekend, with the sale the weekend of 16/17/18 May.

Art asked residents to pass out garage sale business cards and flyers, and passed around a volunteer signup sheet.

#### *Fire Mitigation – John Benson for Steve Lynn*

Sunshine fire break is almost finished.

Mitigation crew is at full strength.

Any beetle call will get priority from mitigation crew.

#### *Fire Dept – John Benson*

New carpet will be installed in the fire house by Carpet Outpost who offered a 10% discount.

A high number of fires in Boulder Co already. Residents need to have an evacuation plan in place.

Precipitation is below normal; fire danger is high. RH is in single digits.

Register residents with special needs (for evacuation) with the fire department.

Election to fill two spots on the Fire Dept Board will be held on Tuesday – May 6. Vote at the fire house – 7am to 7 pm.

### **Old Business:**

*Minutes from prior meeting* – Bill Alexander moved to accept the minutes, seconded by Dave Davies, and approved unanimously.

*Treasurer's report* – Dave Davies presented the financial report, a copy of which is attached. It was noted that 140 home owners still have not paid their dues.

To date, all projects are under budget except for legal expenses which are running at \$15K (2007 and 2008 to date.)

Current balance is \$35,492

Bill Alexander moved to accept the report, Suzanne Adams seconded. Accepted by acclamation.

### **New Business:**

- We urgently need a fire mitigation coordinator to coordinate grants and mitigation contracts. Tim Triggs has coordinated the mitigation effort in the past.
- ARC committee is looking for volunteers.
- Senior citizens may be able to get a real estate tax break – cut off mid July. You may be eligible.

**Program:**

Three old time residents reminisced about the history of PBH. Al has a tape of old timers reminiscing. He will look into getting a DVD made that could be sold as a fundraiser.

Dave Davies moved to adjourn the meeting, seconded by Jo Davies. Meeting adjourned at 9:05pm.

Respectfully submitted,

Jo Davies for Marla Seville, Secretary