

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION
GENERAL MEETING MINUTES
Wednesday, January 28, 2009**

The Wednesday, January 28, 2009 general meeting of the Pine Brook Hills Home Owner's Association was held at the Pine Brook Hills Community Center, Station One. The meeting was called to order by President Mark Menagh at 6:55 pm. Approximately 40 residents were in attendance.

Old Business:

- Minutes from October 29, 2008 meeting – Secretary Meeting minutes moved, seconded, and approved.
- Treasury update – Treasurer: Mark Menagh filling in for Dave Davies: 2009 Budget with the 2008 results were distributed and discussed. A very good start to dues collection this year so far, with the average donation being about \$100.00. A motion to approve the treasurer's report and the 2009 budget was made, seconded and approved.

Reports:

Fire Mitigation: Mark Menagh and Steve Lynn:

- We still desperately need a volunteer for fire mitigation coordinator, although three people have volunteered to help with a grant project. The grant amount is \$10,000 with a match from the HOA bringing the total to \$20,000. Steve thinks the start date for this project will be around March and that the areas targeted for mitigation will be mainly densely forested Pine Brook Loop properties and the S curves on Linden below fire station one.
- Many people had questions regarding how to deal with the wood from bark beetle infested trees. Steve said that all infested trees must be cut and chipped.
- Steve reminded everyone that there are matching State Forest Service grants available to homeowners to create defensible space around your homes. He will be happy to provide assistance and information to homeowners who would like to contact the Forest Service regarding these grants.

Covenant Advisory Committee:

- Bill Alexander and three volunteers will begin a review of our current PBH covenants. This is in response to the many questions raised last year with regard to a challenge to our covenants. The HOA spent a large sum on legal advice, which was needed in order to know where PB stood with regards to this covenant challenge. Though successful in proving that the challenge would be a violation of our current covenants, it became apparent that review, clarification, and perhaps revision of our covenants may be necessary.
- Bill needs more volunteers to help with this complicated review, and hopes that by mid-summer they'll have the information needed to help PB to decide how to

proceed with this issue. He said that this project won't cost PB anything at this point. There would be future costs should PB decide to have an election and if the vote is in favor of revising the covenants.

Boulder County's position on bark beetles: Robert Ludlow, Boulder County Land Use Forestry Education and Outreach Coordinator:

- Mr. Ludlow's position with the County was created because of the current bark beetle epidemic. He praised PB and the Beetle Busters for its proactive approach. He talked about how the epidemic infestation is likely to transition from Lodgepoles to Ponderosas; the creation of Community Biomass Sort Yards; and the County's stance on beetle infestation on Open Space lands. He reiterated what most of us have heard many times: Overcrowded, unhealthy forests, are much less likely to be able to fight off beetle attacks.
- For any questions or more information, he urged that people feel free to contact him:
- Email: PineBeetle@BoulderCounty.org
Phone: 303-441-3930
Web: www.bouldercounty.org/ForestHealth

Beetle Busters: Suzanne Adams:

- The City of Boulder has a slightly different take from the County, in that they will take down infested trees.
- Now is the time to mitigate, NOT in the summer when the beetles fly, and are attracted by the smell of cut wood. In addition to mitigation/thinning, one weapon against the beetles is the spraying of our "pet" trees (those trees you just wouldn't want to part with).
- Call Davey Tree Service before the end of February, to sign up for spraying. To help ensure that Davey does your job (some people were unhappy with their lack of timely spraying last year), Suzanne asks that you write to her at the beetle busters email address (in the PB Press or on the PB website), and include information about how many trees, and the color tape you're using to mark trees that you're having sprayed. She will try to make sure that Davey knows who is requesting spraying.
- There was some discussion about how many times per year to have trees sprayed. While the National Forest Service feels one spray per year is enough, the Colorado Forest Service recommends two, because of the Ips beetles.
- There will be a training for Beetle Busters at the end of April.

BMFPD Fire Chief's Report: Chief John Benson:

- In the recent North Boulder fire, 3,000 acres burned. Of the residents asked to evacuate, only 20% actually did. John was extremely proud of the BMFPD team and their performance that day and night, stating that they worked tirelessly for nine hours straight.
- Residents with VOIP phone service will NOT receive "reverse 911" calls which notify residents of an emergency evacuation. This is in spite of the fact that

- companies such as Comcast will tell you that they do provide this service. John hopes people will contact their phone service providers and put pressure on them to develop the technology to do so.
- BMFPD is in the process of developing a voluntary database which may help residents who are in the database to receive notification.

Water Board: Bob DeHass:

- Bob says there will not be any rate increases in the near future. They are doing several things to help economize. For instance, one of the advantages of having the dam and not having to move the water anymore, is that it saves the district electrical costs.

New Business: Kathy Eyster:

- The annual garage sale will be held on the third weekend in May. People may drop off items on the first two weekends in May. All proceeds from the garage sale go to buying things for the BMFPD.

The business meeting was adjourned at 8:10 pm.

Program:

- **Greening PBH, or implementing renewable energy in PBH:** Marie Zanowick of PBH, and an engineer with the U.S. Environmental Protection Agency-Pollution Prevention Team, arranged a very informative presentation by local renewable power companies.

Respectively submitted,

Marla Saville, Secretary