

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION  
GENERAL MEETING MINUTES  
WEDNESDAY, OCTOBER 29, 2008**

The Wednesday, October 29, 2008 general meeting of the Pine Brook Hills Home Owner's Association was held at the Pine Brook Hills community center. The meeting was called to order by President Mark Menagh at 7:02 pm after a pot luck. Approximately 20 residents were in attendance.

**Old Business:**

Minutes from July 30, 2008 meeting (Marla Saville):

- Approval of meeting minutes was moved, seconded, and approved.

Treasurer's report (Dave Davies):

- Mark presented the financial report for Dave, a copy of which is attached. It was noted that we are currently running a deficit of about \$7000 for the year, despite collections being above plan and most expenses below plan. The difference is that we budgeted \$5000 for legal costs; to date they are over \$19,000. Mark explained that this expenditure is due to a property owner's challenge of our covenants and issues with our Architectural Review Committee for which we needed legal advice. (The property owners do now believe that our covenants apply to them and there should be no further legal advice needed). A question from a resident followed regarding if we plan to "clean up" our covenants (see below). We still have about \$28,000 in the bank with \$1500 in outstanding obligations. A motion to approve the treasurer's report was made, seconded and approved.
- With regard to "cleaning up" covenants, Bill Alexander, HOA Vice President says they will not be changed.

**Committee and Board Reports:**

Fire Mitigation- Tim Triggs and Steve Lynn:

- We still need a fire mitigation coordinator to research and coordinate grants.
- There are no more grant projects for 2008. We have \$10,000 matching grants for projects starting Spring of 2009, which means we have \$20,000 worth of work.
- The State is not requiring that it be contiguous properties, so it can be "a little work here and a little work there".
- Work is being considered in areas of Pine Brook Loop, Pine Tree Lane and the "S" turns below the fire station.
- Steve said there are many late beetle hits this fall, so if you haven't inspected your property since before October 1<sup>st</sup>, you need to re-inspect.

Beetle Busters- Suzanne Adams:

- Spring of '08 saw not too many hits, but there have been many hits this Fall.
- What we do over the next 5 years will determine what PBH looks like in 50 years.
- New hits this Fall include areas on virtually every street in Pine Brook.
- We are "surrounded", in that there are beetles in the Nederland area as well as down in Boulder.

- It is now agreed/acknowledged that the beetles infest Ponderosa Pines, and not just Lodgepoles. Since the Ponderosa's "terpenes" are different than those of the Lodgepole, and it takes a bit of time for the beetles to get used to them, now is the time to fight the beetles.

Things we can do:

- Become a Beetle Buster. The next training session will be in April '09.
- Don't leave cut trees (even healthy ones) on your property. The beetles can still live under the bark of a cut tree.
- Walk your property now, and in early Spring and late Spring. Mark any suspicious trees and call Beetle Busters.
- Consider spraying. If we continue to spray and mitigate, we might have a chance.
- We may go with a different tree spraying contractor. Call the contractor in January to sign up for tree spraying on your property. The jury is still out as to whether or not we need to spray once or twice a year, but as Suzanne gets more information, she'll forward it via the PB Press and the email lists.

Water Board- Bob DeHaas:

- New grass growing nicely.
- Two recent water main breaks caused huge loss (120,000 gals.) of water and discolored water. Not "appealing", but safe to drink.
- Very important that residents call the Water Board ASAP if they suspect a water main break .

Fire Board- Bob Loveman:

- 1,000 feet of new fire hose has been donated by the Auxilliary.
- The 3<sup>rd</sup> Arm has a new website section of the BMFPD site.
- A new computer database system (worth over \$35,000) donated to the fire district, is being loaded with information about every property in the district (location, latitude, longitude). This highly secure system will allow the Fire Department, in a multi-faceted way, to aid residents, special needs residents and resident's pets in the event of an emergency evacuation. Though strictly optional, it is in the best interest of residents to participate in this database system. It will be opened sometime this winter to any residents who wish to load their information into the database. A mailer will inform residents regarding when this system becomes available for data entry. Publicly available (non-confidential) information will be loaded where available.
- Three successful "mock evacuations" were conducted by the 3<sup>rd</sup> Arm this past Summer – upper Boulder Heights, Carriage Hills, and lower Pine Brook Hills (North Cedar Brook and adjacent streets). We are one of the only volunteer Fire Districts in the country to have organized and conducted multiple mock evacuations.

**Event Announcements:**

Fire Department Auxilliary-Kathy Eyster:

- reminder about the Mountain Expressions Art Show fundraiser 11/8 and 11/9.

A motion to adjourn the business meeting was made, seconded and approved at 7:45 pm.

**Program:** Bill Alexander arranged for a League of Women Voters representative to explain the many ballot issues voters will face in this year's election.

Respectfully submitted,

Marla Saville, Secretary