

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION
BOARD MEETING MINUTES
Tuesday, December 2, 2008**

The Tuesday, December 2, 2008 Board 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 7:00 pm. Additional Board members present were Dave Davies, Marla Saville and Tim Triggs. Others present were Suzanne Adams and Richard Kaplan.

Approval of Board meeting minutes from September 2, 2008 (Marla)– Meeting minutes were moved, seconded, and approved.

Treasury update – (Dave)- There is little change from the October report. There is about \$26,500 in the bank. 300 homes have paid dues to date with an average of just over \$100 each. Though there is currently a deficit, we should re-coup and not need to increase dues. There probably will not be much more legal work needed. A budget is needed for next year. A detailed treasurer's report is attached. A motion to accept treasurer's report was made, seconded and approved.

82 Pine Needle Rd.- The property owners have signed off on a document acknowledging that the covenants do apply to them, and that they may not have two garages.

"Greening of PBH" – Resident Marie Zanowick has researched purchasing solar panels in "bulk" thereby reducing costs. One can add the expense of installing "renewable energy" to one's tax bill for reimbursement. It was later suggested that Marie be asked if she would give a presentation about this at the next member's meeting as the program subject. The HOA will provide her with a mailing list.

Beetle Busters-(Suzanne)- USFS entomologist Jeff Witkosky, and forestry expert Bruce Benninghoff joined Suzanne today to look at various forests in PBH. Jeff was shocked at the advanced progress of the infestation here. His most important message was that the Beetle Busters are doing everything right, but should do twice as much of it. As mentioned at the last member's meeting, every street in PB has been affected. Jeff is in favor of spraying our "pet" trees and suspects our battle with the beetle infestation is likely to go on for 10-15 years. If at all possible, trees should not be cut during the beetle flight season, as the resins may attract more beetles.

Suzanne has been researching various companies who could be hired by PB residents to continue our spraying efforts. In the past few years, many have used Davey Tree Service, which may still turn out to be our best option. The possibility of having Bruce "supervise" the hired sprayers was discussed as a way of assuring residents that it is done properly. Watch for information in the PB Press.

January member meeting program- "Hiking in Boulder" or "Greening of PBH" are the suggested topics.

Fire Mitigation- A volunteer mitigation coordinator is still needed to replace Tim Triggs.

A motion was made, seconded and approved to adjourn the meeting at 8:25 pm.

Respectively submitted,

Marla Saville, Secretary