

**PINE BROOK HILLS HOMEOWNER'S ASSOCIATION
GENERAL MEETING MINUTES
Sunday, August 2, 2009**

The Sunday, August 2, 2009 general meeting of Pine Brook Hills Home Owner's Association was held at the Community Center, Station One. The meeting was called to order by Mark Menagh, President, at 6:30 pm. Approximately 65 residents were in attendance.

Old Business:

- Minutes from April 29, 2009 HOA member's meeting – Secretary Meeting minutes moved, seconded, and approved.
- Treasury update – Treasurer: Dave Davies: Only 288 out of a possible 380 households have paid HOA dues. The average payment has been approximately \$103.00 per household, bringing the total collected in 2009 to \$31,783. Our ending cash balance and total assets as of May 22, 2009 is \$50,972. A motion to approve the treasurer's report was made, seconded and approved.

New Business:

HOA Board nominations: Suzanne Adams has volunteered to be committee chair. As of July, the following people have qualified to stand for election in the October elections:

Bill Alexander will stand for election as President.
Dave Davies for Vice President.
Tom Mann for Secretary.
Pam Creswell for Treasurer.
Mark Menagh will become Member at Large.

Committee and Board Reports:

- **Beetle Busters:** Suzanne Adams: New Beetle Busters training session will be held in September. Residents are encouraged to attend, if not to become a volunteer, than at least to be able to inspect their own properties.
- **Covenant Advisory Committee:** Bill Alexander: Substantial progress has been made with regard to the new covenants by the volunteers of this committee. They will meet again on August 11th and hope to present a budget and final plans for consideration to the HOA Board at the September 2009 Board meeting.
- **Architectural Review Committee:** Mike Connolly: Nothing new to report.
- **Fire Chief's Report:** Jim Eyster for John Benson: Though we're grateful for all the Spring and early Summer rain, the resulting high grasses will dry out and ultimately present an extreme fire danger. Jim asked residents to please try to "weed-eat" their yards around homes and also along roadsides where parked

cars' catalytic converters can and have actually ignited grasses. Jim also encouraged residents to **"adopt a fire hydrant"**! Keep shrubs, grasses and trees cut and trimmed around fire hydrants, and you'll be helping our firefighters to locate and access them quickly!

A sincere thanks went out to Pam Creswell for all her hard work organizing the "Resident Pot Luck and Square Dance" to follow this meeting.

A call to adjourn the business meeting was made, seconded and approved at 6:47pm, followed by the square dance.

Respectively submitted,

Marla Saville, Secretary