HOMEOWNERS ASSOCIATION

Minutes - New Board of Directors Meeting

September 30, 2023 – Town Hall

The meeting was called to order by President Kirt Boynton at 10:30 AM

Board Meeting Attendees

Present:	Kirt Boynton, President	Tony Gutierrez, Vice President
	Treasurer TBD	Mario Perez, Secretary
	Ken Kennard, Director	Jeff Gately, Director

Absent: Brain Musgrave, Director; Lorene Camp, Director**,** Julie Kantarovskiy, Director

Also Present: Tricia Coates; Dale Pilgeram

Establish New Officers, Board and Committee Members:

Elect Treasurer: Jeff Gately nominated Lorene Camp to be Treasurer Seconded by Tony Gutierrez

Ayes (5) Noes (0) Absent (2) Abstained (0)

Finance & Insurance Committee: Chairman – Members – Kirt Boynton, Mario Perez

Election Committee: Kirt Boynton motioned for Tony Gutierrez to stay on as Chair of Election Committee.

Ayes (4) Noes (0) Absent (2) Abstained (0)

Building Review & CC&R Committee: Ken Kennard motioned Tony Gutierrez to stay on as Chairman Seconded by

Ayes (4) Noes (0) Absent (2) Abstained (0)

Maintenance & New Projects Committee: Ken Kennard motioned Jeff Gately to be Chairman

Ayes (5) Noes (0) Absent (2) Abstained (0)

Treasurer's Report –
Tricia Coates updated the HOA dues outstanding and the sending of follow-up email invoices.

President's Report – Kirt Boynton
Reviewed in previous meeting.

Review of By Laws and P&P's and CCR last year by Mario Perez. Julie assigned to update P&Ps. Check website and review planning guide on website.

Board meeting dates:

- October 24th 7pm Zoom
- November 28th 7pm Zoom
- December, January, February – No meetings – financial meeting online TBD
- March 16th 10am Town Hall
- April 16th 7pm Zoom
- May 21st 7pm Zoom
- June 15th 10 am Town Hall - approve budgets
- July – none
- August 13th Zoom
- September 14th Annual Meeting

R3 Committee meeting before the Board meeting in 2024 preparing budget in March for finishing at the June 2023 Board meeting.

Social Committee Report 2023-2024
Establish Upcoming social events:

- **October 28th Work Party and Food**
- **November 25th Saturday morning with Santa**
- **March 16th St. Patrick's Day party**
- **May 26th Memorial Day Potluck**
- **June 15th Movie Night**
- **July 6th Parade, Potluck and Fireworks**
- **July 7th Kids Games**
- **July 27th Movie Night**
- **August 17th Movie Night**
- **September 1st Labor Day games/ potluck**

Old Business Carry Over:
License pending for Kirt for use of radios to begin moving forward on Dan Pupius's proposal for emergency contact methods for Pinebrook.

New Business:
Dredging of lake – Carryover to November Meeting
If enough interest in emergency radio system capital budget can be used for repeater antenna – Carryover to future meeting
Next Board meeting confirmed for October 24th, 2023 - Zoom

No additional new business for next Board meeting.

Meeting Adjourned: 11:30 AM

Respectfully Submitted

Tricia Coates