

PINE RIDGE HOMEOWNER ASSOCIATION
MINUTES OF THE OCTOBER 21, 2009 BOARD OF DIRECTOR MEETING

CALL TO ORDER

Don Van Putten called the meeting to order at 6:35 PM. Directors present: Mike Mauck, Kathy McCracken, Frank Mancini & Tracy Nash. Also present was Ron Valiga of Hallmark Management.

MINUTES:

On a motion from Tracy, 2nd by Mike, the minutes of the August 19, 2009 quarterly meeting were approved as presented. A correction to the agenda: the date of the meeting is 10/21, not 8/19/09.

OPEN FORUM:

20 Members were present. Don makes an opening statement to the members. The Board had been discussing and considering for several years the safety concern and speeding on the community streets. After considering numerous options and costs, the speed bumps were chosen. A member from 1387 said speed reduction was needed. A member from 7529 suggested the speed bumps be extended 2 feet on each side to avoid the drive around. A member from 7676 said at first she was against them but they are fine with her now. Another member who walks his dog regularly see cars going around them and hasn't seen any speeding on the streets. Another member asked why do they need to be so high. Don responded that they are a standard height speed bump and they were the most affordable. A member from 1460 said she never received an e-mail and didn't notice the posting in the mail kiosk about speed bumps being installed or discussed. Why was this not put to a community vote? Other communities use signs to reduce speed. The posting in the mailbox kiosk was too small and she only stops by to get mail and doesn't read postings. A member from 7675 noted a lot of people drive around the speed bumps and they are too high, they make you stop before crossing and people speed after the speed bump. Why were they installed? Frank explained that the Board had received concerns as far back as four years ago. The Board considered signs, crosswalks and there has been one accident already. The speeding comes from delivery vehicles, lost vehicles trying to cut into CP Village, visitors and residents of the community. What are the alternatives? We have kids and older people that may be injured. A member from 7537 noted she has 4 kids daily at her house on PR Trail and has asked people to slow down many times, they just don't comply. A member from 7430 said the communications could be done better and that PR Lane doesn't need the speed bumps but PR Trail does. A member from 7577 said he has a list of 30 names that don't want the speed bumps, they are the worst design and a ballot should have been sent out for the entire community to vote on installing them. Tracy noted the Board considered every option possible. She sent e-mails and posted the meeting notices in the mailbox kiosk for input from the community. A member from 7676 noted there are 11 speed bumps in Forest Park. An open letter from 7614 was read supporting the speed bumps. Don noted the Board did not do this to intentionally anger the membership. The speed bumps were installed in the interest of safety to the residents in the community and apologized for the lack of communications some members felt. On a motion by Frank, 2nd by Mike, the request for a 2-foot extension to the speed bumps was tabled.

FINANCE:

The financials for year ending September 2009 were reviewed and were accepted as presented on a motion by Kathy, 2nd by Tracy. On a motion by Kathy, 2nd by Tracy. \$839.00 will be written off as bad debt on the Jones account.

GROUNDS:

On a motion by Frank, 2nd by Mike the same company (Oasis Landscaping) was approved to install the Christmas lights as last year with a cost not exceed \$800.00. On a motion by Frank, 2nd by Mike crack filling on all streets was approved. A bid by Franks Final Grading was approved for snow removal during the 2009 / 2010 snow season by a motion by Mike, 2nd by Kathy. On a motion by Frank, 2nd by Kathy, a bid by Schultz Landscaping for landscaping services in 2010 was accepted.

CPN MASTER:

No report

FIRE MITIGATION:

Barb Saenger reported the Pine Ridge Community has received an award for one of only 10 communities in CO to be designated as a "Fire Wise Community". A presentation of the award is scheduled for October 29.

OTHER BUSINESS:

The resignation of Barb Saenger to the Master Association was received and accepted by the Board. The Annual Meeting of the Membership and elections of Directors is scheduled for December 17.

ADJOURNMENT:

As no further business was brought before the Board, the meeting was adjourned at 9:00 PM.

Respectfully submitted

Kathy McCracken, Secretary