

PINE RIDGE MASTER ASSOCIATION MINUTES OF THE DECEMBER 17, 2009 ANNUAL MEETING

CALL TO ORDER

Don VanPutten, President called the meeting to order at 7:03 PM. Directors present: Frank Mancini, Mike Mauck & Tracy Nash. Kathy McCracken was absent. Also present was Ron Valiga of Hallmark Management.

ESTABLISH QUORUM:

It was determined that 23 members were present and 10 represented by proxy to establish a quorum per the by-laws.

MINUTES:

On a motion by Mike Mauck, 2nd by Frank Mancini, the membership approved the minutes of the 2008 Annual meeting

BUDGET EXPLANATION:

Tracy Nash presented the proposed 2010 budget, which included a \$4.00 increase. On a motion by Tracy Nash, 2nd by Gail Murray the proposed 2010 budget was accepted by the membership unanimously. Ron explained the year to date financials. A Member asked why there was an electrical budget. Ron explained the entry monuments, mailbox kiosk and Christmas lighting is paid for by the Pine Ridge Association.

ELECTION OF DIRECTORS:

Don Van Putten announced that all 5 Director positions are up for election. Directors Don Van Putten, Kathy McCracken, Frank Mancini, Tracy Nash and Mike Mauck agreed to run for election. Don Van Putten asked for nominations from the floor. There were none. As there were no other candidates, the membership approved by acclamation the slate of candidates by a motion by John Wiley, 2nd by Gail Murray.

FIRE MITIGATION:

Don VanPutten thanked Barb Saenger and the fire mitigation committee for all the work done on the project. Don accepted a "Fire Wise Award" for the Pine Ridge Community. The Fire Wise Project is an on going project that requires the community to continue on with fire mitigation work.

OPEN FORUM:

Frank Mancini pointed out Douglas County easements in tract A for a trail sometime in the future. Speed mitigation on Pine Ridge Streets was discussed. The speed bumps were damaged during snow removal and were removed due to safety concerns. A petition to remove the speed bumps was received at the last Pine Ridge quarterly meeting. Loyd Saenger suggested that the "County Maintenance" sign be removed and a bright colored "no through street" sign be erected. He also suggested that the speed limit be reduced from 25 MPH to 15 MPH and new signs be installed. Frank Mancini stated he drove the streets at 10-15 & 25 MPH and the 25 MPH speed was to fast for the community streets. Don Van Putted suggested a "Safety Committee" be formed to evaluate the speed issue, soliciting and general safety needs. The Committee would make recommendations to the Board for review and funding for approved projects. Bill Gratrix & Vicki Becker volunteered for the committee. Patsy Hauge noted that the streets are wide with

a sidewalk on one side; they also asked if there had been an accident to justify the use of speed bumps. The answer was yes, near the intersection of Pine Ridge Trail and Pine Ridge Way. Vicki Becker asked what happened to the money used to pay for the speed bumps. The vendors were paid for the speed bumps and Hallmark removed them at zero cost. They are being stored off site for possible future use. With the placement of the speed bumps only 41 homes were affected if residents at the top of the hill used the west entrance. Some members commented that they have not seen any speeding while other members witnessed the speeding and were concerned that a speeding car could hit someone. On a motion by Frank Mancini, 2nd by Mike Mauck, a Safety Committee will be formed with a minimum of 2 members from both Villa Carriage and Lifestyles.

Soliciting in the community was discussed. The City of CPN issues permits to allow for soliciting.

A CPN Master Association representative is needed.

ADJOURNMENT:

As no further business was brought before the Board, the meeting was adjourned at 8:43 PM.

Respectfully submitted

Kathy McCracken, Secretary