

# *PineRidge Homeowners Association*

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Agenda for the January 19, 2011 Quarterly Board of Directors Meeting for  
Pine Ridge Master Association  
**To be held at the CPN HOA #2 Clubhouse at 7:00 PM**

## **AGENDA:**

- A. ESTABLISH QUORUM:
- B. MINUTES OF LAST QUARTERLY MEETING: (10/18/10)
- C. SAFETY COMMITTEE: Barb Saenger
  - 1. Signage
  - 2. Speeding Mitigation
  - 3. Parking on PR streets
- D. GROUNDS: Ron Valiga
  - 1. Christmas Lights up & down
  - 2. Proposal by Roger Emblem
- E. CPN Master Association: Don Van Putten
- F. FINANCIALS:
  - 1. Financial Report as of December 31, 2010
  - 2. A/R issues
- G. NEW BUSINESS:
- H. OPEN FORUM
- I. ADJOURNMENT

**NEXT MEETING IS APRIL 20, 2011**

# *PINE RIDGE HOMEOWNER ASSOCIATION*

## MINUTES OF THE OCTOBER 18, 2010 QUARTERLY BOARD OF DIRECTOR MEETING

### **CALL TO ORDER**

Mike Mauck called the meeting to order at 7:05 PM. Directors present: Kathy McCracken, Frank Mancini. & Tracy Nash. Don Van Putten was absent. Also present was Ron Valiga of Hallmark Management.

### **MINUTES:**

On a motion from Frank, 2nd by Tracy, the minutes of the July quarterly meeting were approved as corrected.

**OPEN FORUM:** Roger Emblem presented a request to remove 6 pine trees in Tract A. An appraisal by Swingle Tree put the value of the 6 trees at \$8,931, which the owner is willing to pay if the Board approves the removal. Draft guidelines were also presented for future removal criteria and policy considerations. The request was tabled.

### **SAFETY COMMITTEE:**

A letter drafted by Don was reviewed and one change was made, custom signs for no trespassing will not be done. Don will send the finalized letter to the Safety Committee.

### **FINANCE:**

The financials for month ending September 30, 2010 were reviewed and were accepted as presented on a motion by Frank, 2<sup>nd</sup> by Tracy. Tracy presented a draft 2011 budget based on projected 2010 ending numbers. The 2011 budget and audit were discussed. \$2,600 for the audit with the few checks written, an audit at this time is not necessary. On a motion by Kathy, 2<sup>nd</sup> by Frank, the draft 2011 budget was approved with modifications made by the Board. No dues increases are needed at this time. A committee of members may review the 2010 disbursements in the future.

### **GROUNDS:**

Removal of mullion seed heads in tract A was approved. Clearing of a 2-3 foot wide area in front of the wall (south side) of any trees, bushes & stumps was approved. The proposed bid by Schultz Landscaping for 2011 landscaping was approved on a motion by Frank, 2<sup>nd</sup> by Kathy.

### **CPN MASTER:**

Don was appointed as the Delegate to the Master Association. Mike Mauck was appointed as the backup Delegate.

### **FIRE MITIGATION:**

No issues

### **OTHER BUSINESS:**

Following a discussion of schedules, the next quarterly meeting will be in January 2011 at a date to be determined. The Annual Meeting will be coordinated with Villa Carriage and begin at 6:00 PM. at the CPN Metro District offices.

### **ADJOURNMENT:**

As no further business was brought before the Board, the meeting was adjourned at 8:10 PM.

Respectfully submitted

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Kathy McCracken, Secretary