

# PineRidge Homeowners Association

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Agenda for the October 18, 2010 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 MEETING:
- C. SAFETY COMMITTEE: Barb Saenger
  - 1. Review of issues
  - 2. Finalize signage
- D. GROUNDS: Ron Valiga
  - 1. Paint Mail Kiosk (completed)
  - 2. Winter shutdown
  - 3. 2011 Landscape Contract
- E. CPN Master Association: Don Van Putten
- F. FINANCIALS:
  - 1. Financial Report as of September 30, 2010
  - 2. 2011 Budget
- G. NEW BUSINESS:
  - Next Meeting Date November 2, 2010 at 6:00 PM (Annual)
  - Candidates for 2010 – 2011 Board of Director Election
  - Annual Meeting notification.
- H. OPEN FORUM
- I. ADJOURNMENT

NEXT MEETING IS NOVEMBER 2, 2010

**PINE RIDGE HOMEOWNER ASSOCIATION**  
**MINUTES OF THE JULY 13, 2010 BOARD OF DIRECTOR MEETING**

**CALL TO ORDER**

Mike Mauck called the meeting to order at 7:00 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 Tracy, 2nd by Mike, the minutes of the April quarterly meeting were approved as corrected.

**SAFETY COMMITTEE / OPEN FORUM:**

Bill Gratix of the Safety Committee presented a written report and proposals (bids) from the Safety Committee sign vendor. He also gave an overview of the proposals, signage and future landscaping of the main & west entries. A discussion as to the location of the signs took place. Kathy questioned the need of a sign in PR Place. On a motion by Frank, 2<sup>nd</sup> by Tracy, signage per the Committee's recommendations and previous approved spending limits were approved as reserve expenditure. The landscaping proposal was not within the 2010 PR budget and was tabled. Considerations will be made during the 2011 budget process. An estimate of \$2,500-\$2,800 to hot stamp a crosswalk at the mailbox kiosk was tabled. The Safety Committee will proceed with no trespassing signs and determine how many signs, cost and distance between signs for proper legal posting. Barb Saenger will coordinate design and ordering. Hallmark will issue checks as necessary.

**FINANCE:**

The financials for year ending June30, 2010 were reviewed and were accepted as presented on a motion by Kathy, 2<sup>nd</sup> by Tracy. Two \$20,000 CD were authorized to be purchased on a motion by Kathy, 2<sup>nd</sup> by Tracy.

**GROUNDS:**

Kathy volunteered to spray tract A with the HOA owned backpacks. Weed abatement in tract A was discussed. Reimbursement from the CPN Metro District for the monument repairs due to vandalism may be possible. Ron will follow up with the District. On a motion by Frank, 2<sup>nd</sup> by Kathy, the mailbox kiosk will be repainted its current color.

**CPN MASTER:**

No report

**FIRE MITIGATION:**

No issues

**OTHER BUSINESS:**

Following a discussion of schedules, future quarterly meetings will be scheduled for the 3<sup>rd</sup> Monday of the quarter. The next meeting will be Monday October 18, 2010 at 7:00 PM. Tracy will develop a draft budget for the October meeting. The Annual Meeting will be coordinated with Villa Carriage and begin at 6:00 PM.

**ADJOURNMENT:**

As no further business was brought before the Board, the meeting was adjourned at 8:25 PM.

Respectfully submitted

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Kathy McCracken, Secretary