

PineRidge Homeowners Association

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Agenda for the July 20, 2011 Quarterly Board of Directors Meeting for
Pine Ridge Homeowners Association
To be held at the CPN HOA #2 Clubhouse at 7:00 PM

AGENDA:

- A. ESTABLISH QUORUM:
- B. MINUTES OF LAST QUARTERLY MEETING: (4/20/11)
- C. SAFETY COMMITTEE:
 - 1. Signage
- D. GROUNDS: Ron Valiga
 - 1. Irrigation at entry
 - 2. Dumping on Daniels Park Road
 - a. Debris cleaned up (done)
 - b. Gate installed (CPN Metro) (done)
 - c. Weed spraying in tract A (done)
 - 3. Crack fill, seal coating bid & hump bids
 - 4. Entry sign painting (bold color)
 - 5. Sod removal & irrigation west of mail kiosk
- E. CPN Master Association: Don Van Putten
- F. FINANCIALS:
 - 1. Financial Report as of June 30, 2011
 - 2. A/R issues
- G. NEW BUSINESS:
- H. OPEN FORUM
- I. ADJOURNMENT

NEXT MEETING IS OCTOBER 19, 2011

PINE RIDGE HOMEOWNER ASSOCIATION

MINUTES OF THE APRIL 20, 2011 QUARTERLY BOARD OF DIRECTOR MEETING

CALL TO ORDER

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

MINUTES:

On a motion from Kathy, 2nd by Mike, the minutes of the January 19, 2011 quarterly meeting were approved as presented.

OPEN FORUM:

No issues; 5 Members were present.

SAFETY COMMITTEE:

Speeding in the community is still an issue. Humps, bumps and crossing indicators have been considered. Several attempts to slow traffic have not worked for all traffic. Mike questioned if any type of traffic calming would be a vote of the community or the Boards decision. As the costs are unknown at this time the Board will make the decision when the type of calming device is chosen and the costs are known. Members comments: Personally finds calming devices offensive as she has not seen any speeders; Destroys the look of the community, there are 5 signs near her home, wants a Member vote vs. a Board decision; A Member at PR Trail & Terrace see speeding every day; the Board / HOA will probably liable for accidents or injury; Is gating the community a possibility? Frank noted that it had been reviewed once and voted down by the Members due to the costs. On a motion by Bill, 2nd by Frank, proposals for a traffic hump with cross walk at the mail box kiosk will be sought. The motion was amended by Bill, 2nd by Frank to eliminate the crosswalk and to add florescent striping over the hump. The motion passed 4-1. Bill and Barb Saenger were appointed to work on the project. Parking on PR streets was discussed. Don reviewed the current process for violations; windshield wiper warning, violation sticker on driver side window, and progressive fines. What constitutes a violation was discussed. Kathy will work on verbiage for the first notice. Signs: A Member was concerned with the 6 no trespassing signs on PR Way. She did not like the signs, they were to high and there are to any signs. Don suggested that the members meet with the Member Representative who worked with the Committee in the placement of the signs in that area when he returns from AZ. Once the Members have decided on what they wanted done they should contact Bill to coordinate implementation.

FINANCE:

The financials for month ending May 30, 2011 were reviewed and were accepted as presented on a motion by Mike, 2nd by Bill.

GROUNDS:

6 No trespassing signs have been installed and 1 no dumping sign (along Daniels Park Road) have been installed. The CPN Metro District will install a chain across the access road where the dumping has taken place. Two more bids are needed for asphalt work (crack fill, seal coating and hump). On a motion by Bill, 2nd by Frank pine beetle spraying trees in tract A was approved. Bids for the replacement of the first pine tree in the entry will be sought. The drip system for the entry trees will be checked and repaired as necessary. A suggestion to paint the name of Pine Ridge on the monument signs a bolder color was received and tabled to the next meeting. The areas in front of the retaining walls have been cleared of trees and shrubs. The area in front of the wall will be sprayed to prevent any vegetation. The mullen and thistle in tract A will be sprayed.

CPN MASTER:

Don noted that the Master Association minutes can be found on the web site (cpnhoa.org). There will be a special meeting on the proposed landfill and the new park on the Lagae Road, Elk Park is under construction.

FIRE MITIGATION:

Mike asked if any fire mitigation was needed in 2011. Barb noted the area is considered adequate at this time. No mitigation is planned for 2011.

OTHER BUSINESS:

A tabled request from Roger Emblem was discussed. Roger Emblem had 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 Board had meet on site to review the request. The Board thanked Roger (who was present) for his more than generous proposal which had great thought in its preparation, however the Board denied the request as the policy of the Board is to only remove trees for fire prevention or safety hazard reasons.

ADJOURNMENT:

As no further business was brought before the Board, the meeting was adjourned at 8:55 PM.

Respectfully submitted

Kathy McCracken, Secretary