

PineRidge Homeowners Association

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Agenda for the April 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: (10/18/10)
- C. SAFETY COMMITTEE:
 - 1. SPEEDING MITIGATION
 - a. SPEED HUMPS, BUMPS.....
 - b. CROSSWALK(S)
 - 2. Parking on PR streets
 - 3. Signage
- D. GROUNDS: Ron Valiga
 - 1. Spring start up items
 - 2. Dumping on Daniels Park Road
 - a. Gate & CPN Metro participation
 - 3. Crack Fill & seal coating bid
- E. CPN Master Association: Don Van Putten
- F. FINANCIALS:
 - 1. Financial Report as of March 31, 2011
 - 2. A/R issues
- G. NEW BUSINESS:
- H. OPEN FORUM
- I. ADJOURNMENT

NEXT MEETING IS JULY 20, 2011

PINE RIDGE HOMEOWNER ASSOCIATION

MINUTES OF THE January 19, 2011 QUARTERLY BOARD OF DIRECTOR MEETING

CALL TO ORDER

Don Van Putten, President called the meeting to order at 7:00 PM. Directors present: Kathy McCracken, Frank Mancini. Mike Mauck & Bill Gratrix. Also present was Ron Valiga of Hallmark Management.

MINUTES:

On a motion from Frank, 2nd by Mike, the minutes of the October 18, 2010 quarterly meeting were approved as presented.

OPEN FORUM:

No issues; 5 Members were present.

SAFETY COMMITTEE:

No trespassing signs have been installed. 3 more signs are on order. A member asked about the no parking signs and presented a map with suggested locations. A member suggested a Covenant Controlled Community sign be placed on the monuments or under the new speed limit signs. Cable companies & vendors have no idea that this is a Covenant controlled community. Kathy pointed out that it is the owner's responsibility to let vendors know of the covenants in the community. Mike Czerwinski, President of the Villa Carriage HOA noted the request for a Covenant Controlled Community sign is an official request of the Villa Carriage Board of Directors. Bill Gratrix will chair the committee to determine sign needs and locations. Villa Carriage also requests 1 no overnight parking sign be installed on Pine Ridge Court. No parking signs were table for 6 months to review needs and activity in the area. Speed mitigation was discussed. Mike Czerwinski provided information on various speed calming methods. Parking on Pine Ridge Streets was discussed. On a motion by Frank, 2nd by Mike, the first notice of violation will be a paper notice placed under the windshield wiper. The second notice will be an adhesive type notice on the side window and the third notice will be fines per the enforcement policy. Board members form all 3 HOA may site overnight parking violations.

FINANCE:

The financials for month ending December 31, 2010 were reviewed and were accepted as presented on a motion by Frank, 2nd by Kathy. The Board approved a purchase of a \$40,000 CD in the reserve fund and maintain a \$10,000 balance in the reserve money market account.

GROUNDS:

Clearing of a 2-3 foot wide area in front of the PR Terrace wall (south side) of any trees, bushes & stumps was approved. Christmas lighting was installed and removed at the entrances and mail box kiosk.

CPN MASTER:

Don reported the 2011 CPN Master dues were reduced to \$86.00 per year.

FIRE MITIGATION:

No issues

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