

# *PineRidge Homeowners Association*

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Agenda for the January 18, 2012 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: (7/20/11)
- C. GROUNDS: Ron Valiga
  - 1. Snow Removal update
  - 2. Sod removal & irrigation changes (mail kiosk area)
- D. CPN Master Association: Don Van Putten
- E. FINANCIALS:
  - 1. Financial Report as of December 31, 2011
  - 2. A/R issues
- F. NEW BUSINESS:
- G. OPEN FORUM
- H. ADJOURNMENT

*NEXT MEETING IS APRIL 18, 2012*

# *PINE RIDGE HOMEOWNER ASSOCIATION*

## MINUTES OF THE JULY 20, 2011 QUARTERLY BOARD OF DIRECTOR MEETING

### **CALL TO ORDER**

Frank Mancini called the meeting to order at 7:04 PM. Directors present: Kathy McCracken, & Bill Gratrix. Don Van Putten & Mike Mauck were absent. Also present was Ron Valiga of Hallmark Management.

### **MINUTES:**

On a motion from Bill, 2nd by Kathy, the minutes of the April 20, 2011 quarterly meeting were approved as presented.

### **OPEN FORUM:**

No issues; 0 Members were present.

### **SAFETY COMMITTEE:**

No members present concerning signs. No requests for sign changes have been received. The speed hump location has been determined and bids received. Landscaping on north side of hump tabled till hump installed. Bill will coordinate install and size of the hump to be installed.

### **FINANCE:**

The financials for month ending June 30, 2011 were reviewed and were accepted as presented on a motion by Kathy, 2<sup>nd</sup> by Bill.

### **GROUNDS:**

Mulch area drainage problems reviewed. As built irrigation maps were located. Adequate water supply lines are available to support a drip and turf watering. Cycle and soak watering is recommended using less water per cycle. Additional aeration and revive treatments recommended. Combining planting beds was discussed and tabled. Additional drainage in planting bed needed. A pocket goffer in entry island has been exterminated. On a motion by Kathy, 2<sup>nd</sup> by Bill, up to \$200 was approved to replace plantings killed by the goffer. Tract A weed spraying will be reapplied next week. In a motion by Kathy, 2<sup>nd</sup> by Bill, a bid by Straight Line Contracting was approved to install the traffic hump near the mail kiosk, crack fill & seal coat the streets. No "hump warning" signs are needed at this time.

### **CPN MASTER:**

No input

### **FIRE MITIGATION:**

None

### **OTHER BUSINESS:**

Painting or bold lettering of the Pine Ridge entry signs was discussed. This issue was tabled to next meeting. No parking violation exists at this time.

### **ADJOURNMENT:**

As no further business was brought before the Board, the meeting was adjourned at 8:20 PM.

Respectfully submitted

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Kathy McCracken, Secretary