

# *PineRidge Homeowners Association*

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Agenda for the July 18, 2012 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:
- C. GROUNDS:
  - A. Mail Kiosk Plan
  - B. Fire Mitigation in Tract A
  - C. Weed spraying in Tract A
  - D. Beetle Spraying (completed)
  - E. PR Terrace Landscaping Plan
- D. CPN Master Association: Don Van Putten
- E. FINANCIALS:
  - 1. Financial Report as of June 30, 2012
  - 2. A/R issues
- F. NEW BUSINESS:
  - A. Request to remove a pine tree in Tract A
- G. OPEN FORUM
- H. ADJOURNMENT

**NEXT MEETING IS OCTOBER 17, 2012**

# *PINE RIDGE HOMEOWNER ASSOCIATION*

## MINUTES OF THE April 18, 2012 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. & Bill Gratrix. Mike Mauck was absent. Also present was Ron Valiga of Hallmark Management.

### **MINUTES:**

On a motion from Bill, 2nd by Frank, the minutes of the previous quarterly meeting were approved.

### **OPEN FORUM:**

### **KIOSK PROJECT:**

Don reviews the issues, complexities and history of the project. Barb Saenger worked with C&L Construction to develop a draft plan which was tabled at a previous meeting. In January the Kiosk Committee was resurrected to revisit the project. VC & LS committed \$2,000 each towards the project. C&K has a \$500 credit towards the project to restore the grass & irrigation repairs. Cost and design were considered when developing the plan. Snow storage and future access to the walls for maintenance was also considered in the design. Frank reviewed the financial implications and monies in the PR Reserve account. Barb presented a proposal and design from C&K. Bill Gratrix presented a plan & design from another contractor. Ongoing maintenance costs were discussed for both designs. Don asked the Members & Directors present if the consensus was to move forward with one of the two designs. Mike Czwiniski, President of VC indicated he was in favor of moving forward as did all members present. On a motion by Kathy, 2<sup>nd</sup> by Bill to accept the concept of the 2 plans and move forward was approved. On a motion by Kathy, 2<sup>nd</sup> by Bill, up to \$10,000 were approved for the project by the PR Board. Comments on the 2 designs were taken from the Members. The Committee will redesign the plans to fit the budget, mark the areas with the redesign and a Special Meeting will be called to review and approval a final draft. The Board thanked Barb & Bill for their time and submittals.

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### **FINANCE:**

The financials for month ending March 31 2012 were reviewed and were accepted as presented on a motion by Bill, 2<sup>nd</sup> by Kathy.

### **GROUNDS:**

Ron reported spring startup operations will start next week. On a motion by Frank, 2<sup>nd</sup> by Kathy, a bid by HIS to spray the pine trees in tract A was approved. On a motion by Kathy, 2<sup>nd</sup> by Frank a bid for weed mitigation in tract A was approved. On a motion by Kathy, 2<sup>nd</sup> by Frank, an e-mailed approved contract with Schultz Landscaping was reaffirmed. The Board approved a valve installation to shut off the water to the area east of the kiosk.

### **CPN MASTER:**

No issues at this time

### **FIRE MITIGATION:**

No issues

### **ADJOURNMENT:**

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

Respectfully submitted

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Kathy McCracken, Secretary