

PineRidge Homeowners Association

C/O Hallmark Management, Inc.
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Agenda for the April 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. Spring Start up
 - C. Fire Mitigation in Tract A
 - D. Weed spraying in Tract A
 - E. Beetle Spraying
 - F. Landscape Contract (confirm Schultz)
- D. CPN Master Association: Don Van Putten
- E. FINANCIALS:
 - 1. Financial Report as of March 31, 2012
 - 2. A/R issues
- F. NEW BUSINESS:
- G. OPEN FORUM
- H. ADJOURNMENT

NEXT MEETING IS JULY 18, 2012

PINE RIDGE HOMEOWNER ASSOCIATION

MINUTES OF THE JANUARY 18, 2012 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. & 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:

Concerns were received about the landscaping plans of the area just east of the mail kiosk. Various possibilities were discussed as well as funding and the division of funding. The Lifestyle wall contractor has \$500 earmarked for re-seeding / sodding the area in the spring. The 2 cottonwood trees & stumps have been removed. Don asks Bill & the Committee to restart the kiosk project and present a draft plan for presentation to the members at the April 18, 2012 meeting.

FINANCE:

The financials for month ending December 31, 2011 were reviewed and were accepted as presented on a motion by Frank, 2nd by Kathy. Snow removal and grounds maintenance costs were reviewed. Ron was asked to send statements to all members who have a balance or credit on their accounts.

GROUNDS:

Ron reported on snow removal operations. All seems to be going well. It was noted the ice melt buckets need to be refilled.

CPN MASTER:

No issues at this time

FIRE MITIGATION:

No issues

OTHER BUSINESS:

None

ADJOURNMENT:

As no further business was brought before the Board, the meeting was adjourned at 7:55 PM.

Respectfully submitted

Kathy McCracken, Secretary