

# *PineRidge Homeowners Association*

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Agenda for the January 16, 2013 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 MEETINGS: (7/18/12 & 10/17)
- C. GROUNDS:
  - 1. Fire Mitigation in Tract A
  - 2. Snow Removal issues
  - 3. Water credit to 7529 PR Trail
- D. CPN Master Association: Don Van Putten
- E. FINANCIALS:
  - 1. Financial Report as of December 31, 2012
  - 2. A/R issues
- F. OLD BUSINESS:
  - 1) Mail Kiosk Plan (completed)
  - 2) Fire Mitigation in Tract A (tabled to 2013)
  - 3) Weed spraying in Tract A (completed)
  - 4) PR Terrace Landscaping Plan (completed)
  - 5) Barbed wire in tract A
- G. NEW BUSINESS:
  - A. Request to remove or top a pine tree in Tract A
- H. OPEN FORUM
- I. ADJOURNMENT

**NEXT MEETING IS APRIL 17, 2013**

# *PINE RIDGE HOMEOWNER ASSOCIATION*

## MINUTES OF THE JULY 18, 2012 QUARTERLY BOARD OF DIRECTOR MEETING

### **CALL TO ORDER**

Mike Mauck, Vice President called the meeting to order at 7:15 PM. Directors present: Frank Mancini. & Bill Gratrix. Don Van Putten & Kathy McCracken were absent. Also present was Ron Valiga of Hallmark Management.

### **MINUTES:**

On a motion from Bill, 2<sup>nd</sup> by Frank, the minutes of the previous quarterly meeting (4/18/12) was approved as corrected (2 spelling errors). On a motion by Frank, 2<sup>nd</sup> by Bill, the minutes of the Special Meeting held on 5/16/12 were approved as submitted.

### **OPEN FORUM:**

### **KIOSK PROJECT:**

Bill noted the Membership was wondering about the start of the project and what the final design would be. Mike noted the delays in getting a final plan. The first draft was over the budget and was modified to fit into the budgeted amount. The Board has approved a draft 2 plan, however the delay pushed the start date back on the vendors schedule. Work should begin as soon as the vendor (C&K) has an opening on the schedule. The \$500.00 credit from C&K to rehab the area east of the mail boxes from Lifestyles was discussed. The final paid invoice from Lifestyles was short \$500.00 from the approved bid. Thus the \$500 was not paid and there is no credit on the landscaping work scheduled to be done.

### **FINANCE:**

The financials for month ending June 30, 2012 were reviewed and were accepted as presented on a motion by Bill, 2<sup>nd</sup> by Frank.

### **GROUNDS:**

Fire mitigation in tract A will be a 2013 consideration. Ron will check with the Ridge & ask for the area between the parking lot and PR to be mowed and sprayed for thistle and weeds. A plan & bid for the drainage area at the bottom of PR Terrace was reviewed. On a motion by Bill, 2<sup>nd</sup> by Frank, the \$1,600 plan was approved pending verification of ownership of the property. There is a question whether the property is the responsibility Lifestyle or PR. The project will be paid from the PR reserve funds if it is a PR responsibility. A Member has requested topping of trees (or removal) in Tract A to preserve a view corridor. Following a review of similar past requests, a motion by Bill, 2<sup>nd</sup> by Frank denied the removal or topping off of trees in Tract A per past practices of the Board. It was also noted the removal of trees will affect many views.

### **OTHER BUSINESS:**

Person or persons unknown built a deck with a fire pit in the west end of Tract A. At first the location was thought to be on PR property. However after calling in Douglas County Parks, Denver Parks & the DC Sheriff, it was determined the deck was on Denver property. The people responsible for the construction were confronted by the DC sheriff and identification was confirmed by the Sheriff. Denver Parks disassembled and removed the majority of the deck and building materials. Signage at the entry of the parking area is being reviewed by Denver Parks. The Sanctuary Golf Course will be asked to camouflage a cell tower with a tree like camouflage. Replacement of the barbed wire from Daniels Park Road through Tract A will be bid if barbed wire is allowed in that area.

### **CPN MASTER:**

No issues at this time

**FIRE MITIGATION:**

Table to 2013 budget

**ANNUAL MEETING;**

The Annual Meeting of the Membership & election of Directors will be held on October 17, 2012.

**ADJOURNMENT:**

As no further business was brought before the Board, the meeting was adjourned at 8:15 PM.

Respectfully submitted

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Kathy McCracken, Secretary