

**PINE RIDGE HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE OCTOBER 17, 2012 ANNUAL MEETING**

**CALL TO ORDER**

Don VanPutten, President called the meeting to order at 7:05 PM. Directors present: Frank Mancini, Mike Mauck, Bill Gratrix & Kathy McCracken. Also present was Ron Valiga of Hallmark Management.

**ESTABLISH QUORUM:**

It was determined that not enough members were present or represented by proxy to establish a quorum per the by-laws. The Meeting was rescheduled to November 14, 2012

**MINUTES:**

Tabled to the November 14 meeting

**PINE RIDGE HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE NOVEMBER 14, 2012 ANNUAL MEETING**

**CALL TO ORDER**

Don VanPutten, President called the meeting to order at 6:40 PM. Directors present: Frank Mancini, Mike Mauck, Bill Gratrix & Kathy McCracken. Also present was Ron Valiga of Hallmark Management.

**MINUTES:**

On A motion by Frank Mancini, 2<sup>nd</sup> by Kathy McCracken the minutes of the 2011 Annual meeting were approved.

**BUDGET EXPLANATION:**

The proposed 2013 budget, which is very similar to the 2012 budget with no increase in dues was reviewed by Don. On a motion by Frank Kellen, 2<sup>nd</sup> by Sondra Berry Mancini the proposed 201 budget and 10/30/12 financials were accepted by the membership unanimously. Ron explained the year to date financials.

**ELECTION OF DIRECTORS:**

Don Van Putten announced that all 5 Director positions are up for election. Directors Don Van Putten, Kathy McCracken, Frank Mancini Bill Gratrix and Mike Mauck agreed to run for election. Don Van Putten asked for nominations from the floor. There were none. As there were no other candidates, the membership approved by acclamation the slate of candidates.

**TRACT A OPEN SPACE:**

A Member questioned the current fire mitigation efforts. His concerns were the trees near his property line and proper setbacks for fire mitigation. He also volunteered to be on a Committee when the fire mitigation is reviewed in the spring of 2013.

**MAILBOX KIOSK PROJECT:** The project has received many positive comments. Irrigation may be an ongoing issue as upside down heads were found during construction. A wet area on the west side of the kiosk is suspect for the upside down heads.

**OPEN FORUM:**

A Member suggested the Community be gated. Frank noted the subject was voted down by the Membership about 10 years ago due to the \$50,000 cost. The item was tabled & will be discussed at the January Pine Ridge regular meeting. Don explained the snow removal processes due to the design of the community. Each community (VC, PR & Lifestyle) make the call on when to remove snow. Coordination of calling for removal is done by the Presidents and the Management Company.

**ADJOURNMENT:**

As no further business was brought before the Board, the meeting was adjourned at 7:03 PM.

Respectfully submitted

*Kathy McCracken*

Kathy McCracken, Secretary