

PineRidge Homeowners Association

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Agenda for the January 14, 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 MEETING: (7/18/12 & 10/17)
- C. GROUNDS:
 - 1. Fire Mitigation in Tract A
 - 2. Snow Removal issues
 - 3. Water credit to 7529 PR Trail
 - 4. Gate Community
- 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) (Jill Alexander DC Fire Mitigation)
 - 3) Weed spraying in Tract A (completed)
 - 4) PR Terrace Landscaping Plan (completed)
 - 5) Barbed wire in tract A (\$3.50 – 5.25 per LF)
- 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 OCTOBER 17, 2012 QUARTERLY BOARD OF DIRECTOR MEETING

CALL TO ORDER

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

MINUTES:

Approval of the July 18, 2012 minutes was tabled.

OPEN FORUM:

KIOSK PROJECT:

Members have made many positive comments on the project. The benches will be stored in a garage for the winter. Irrigation may also have issues on the front east corner and a wet spot on the west side. A down spout on the front east side needs to be relocated to the rear east side.

FINANCE:

Bill reviewed the 2013 proposed budget, which is very similar to the 2012 budget. Funding of the reserves is approximately 110%. The financials for month ending September 30, 2012 were reviewed and were accepted as presented with a spelling correction on a motion by Kathy, 2nd by Frank.

GROUNDS:

A barbed wire replacement bid for the northern perimeter of tract A will be sought. Roger Emblem thanked the Board for the renovations to the drainage area on PR Terrace. On a motion by Frank, 2nd by Mike, a proposal from Franks Final Grading for snow removal was approved. Frank's will be instructed to be careful about snow storage in the kiosk area. Extra rock form a VC rock job will be used on the east end of the kiosk project.

OTHER BUSINESS:

A Christmas Social is being planned. Ron will have the Christmas lights installed in the community, same vendor (Oasis) as last year.

CPN MASTER:

No issues at this time

FIRE MITIGATION:

Fire mitigation in tract A will be a 2013 budget consideration. A meeting will be set up in the spring with DC, Metro & the US Forest Service to determine the fire mitigation needs for tract A.

ANNUAL MEETING;

The Annual Meeting of the Membership & Election of Directors was rescheduled to November 14, 2012.

ADJOURNMENT:

As no further business was brought before the Board, the meeting was adjourned at 8:10 PM.

Respectfully submitted

Kathy McCracken, Secretary