

PineRidge Homeowners Association

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Agenda for the October 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 MEETING: (4/17/13)
- C. GROUNDS:
 - 1. Fire Mitigation Project (completed)
 - 2. Memorial pine tree in tract A (complete)
- D. CPN Master Association: Don Van Putten
- E. FINANCIALS:
 - 1. Financial Report as of September 30, 2013
 - 2. A/R issues
- F. OLD BUSINESS:
- G. NEW BUSINESS:
 - 1. Snow contract
 - 2. 2014 Landscaping contract
 - 3. 2014 Fire Mitigation
 - 4. 2014 Landscape improvements
- H. OPEN FORUM
- I. ADJOURNMENT

NEXT MEETING IS OCTOBER 16, 2013

PINE RIDGE HOMEOWNER ASSOCIATION

MINUTES OF THE APRIL 17, 2013 QUARTERLY BOARD OF DIRECTOR MEETING

CALL TO ORDER

Don Van Putten, President called the meeting to order at 7:00 PM. Directors present: Frank Mancini, Mike Mauck, Bill Gratrix & Kathy McCracken. Also present was Ron Valiga of Hallmark Management.

MINUTES:

Approvals of the January 14, 2013 minutes were approved on a motion by Mike, 2nd by Frank.

OPEN FORUM: 25 Members were present. The topic of installing entry gates was discussed. Don gave the history of a past attempt (10 years ago) to gate the community which did not receive Membership support. A Member at the 2012 annual meeting requested the Board revisit the issue. Kathy contacted Rocky Mountain Access for an estimate for gates to get an idea of the approximate cost. In the event the Board & Membership wishes to move forward with the project additional bids will be sought. The bid was for \$105,000 for a basic gate system. The west entry would be exit only. The costs would be shared equally via a cost per square foot of the homes. Frank & Mike noted the wording in the CC&R's which require special assessments be proportionate to the number of members. Comments from the Members present; are maintenance costs included, answer no, maintenance costs are an unknown and would need to be projected into the operating budget. Has a traffic study been done? No traffic study has been done. Would gates be open during the day or closed just at night? This would be up to community. Cars can park outside the community and robbers could still walk in and rob you, there is no advantage to the gate. A gate is a deterrent not a fail proof security system. A member who lives at the entry noted it would be annoying to have the gate & cars lined up to enter the community. One lane would be inadequate as guests trying to get in would back up residents. A camera system would be less expensive. Frank noted that 10 years ago the gate estimates were \$50,000 - \$55,000 and unless the perimeter was gated the security aspect would be diminished. In 2010 the safety committee researched the possibility and a report generated then was read by Loyd Saenger. It noted that all the communities in CPN that have a gate system have had maintenance issues, problems with access, deliveries.... The Committee did not recommend the installation at that time. Don asked for a show of hands opposing the entry gates. The overwhelming majority of hands indicated there was no support for installing the gates. The Board was thanked for its research of the matter. A cross walk on CPN Parkway was requested. This is a matter for the City of CP as the HOA has no authority on a City street.

FINANCE:

The financials for month ending March 30, 2013 were reviewed and accepted as presented on a motion Mike, 2nd by Kathy. On a motion Mike, 2nd by Kathy, a \$50,000 CD maturing will be rolled into new 6 month CD at best available rate.

GROUNDS:

Minor sod damage from snow removal is being addressed. On a motion by Frank, 2nd by Kathy, \$1,000 was approved for improvements to the area just west of the mail box kiosk where a new pine tree will be planted. A bid for pine beetle spraying of tract A & the entry by HIS was approved on a motion by Frank, 2nd by Bill. The price remained the same as 2012, \$9.00 per tree. The barbed wire fence in the west end of tract A was discussed. The 50+ year old fence may or may not be the property line. A survey would be needed to determine the exact location of the property line before a new barb wire fence would be installed. There was no action taken on this matter. Bids for concrete and crack filling were reviewed and discussed. The matter was tabled as an engineer will be sought later in the summer to evaluate the streets to determine a best course of actions concerning some of the major cracks in the street.

FIRE MITIGATION: A fire mitigation meeting with the County (Jill Alexander) is scheduled for Tuesday May 7 at 1:00. The Fire Mitigation Committee currently has 4 members. Tract A will be reviewed for possible fire mitigation work.

OTHER BUSINESS:

Barb Saenger requested approval to participate in the CPN zeroscape contests. On a motion by Kathy, 2nd by Mike, Barbs request was approved. An area noted as Mt. Baldly (south east of the emergency exit) is on Villa Carriage property and is in need of bark and attention. There is also a dead pine tree along CPN Parkway that will be removed.

CPN MASTER:

No issues at this time

ADJOURNMENT:

As no further business was brought before the Board, the meeting was adjourned at 9:00 PM.

Respectfully submitted
Kathy McCracken, Secretary