

# *PineRidge Homeowners Association*

C/O Hallmark Management, Inc.  
9250 East Costilla Avenue, Suite 460. Centennial CO 80112  
Ph: 303-683-6444. Fax: 303-471-8713. [rvhallmark@aol.com](mailto:rvhallmark@aol.com)

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: (1/14/13)
- C. GROUNDS:
  - 1. Gate Community
  - 2. Snow Removal issues
  - 3. Water credit to 7529 PR Trail (sign check)
- D. CPN Master Association: Don Van Putten
- E. FINANCIALS:
  - 1. Financial Report as of March 31, 2013
  - 2. A/R issues
- F. OLD BUSINESS:
  - 1) Fire Mitigation in Tract A (Scheduled for May 2013) (Jill Alexander DC Fire Mitigation)
  - 2) Weed & tree spraying in Tract A
  - 3) Barbed wire in Tract A
- G. NEW BUSINESS:
  - A. Memorial pine tree in tract A & enhancements
- H. OPEN FORUM
- I. ADJOURNMENT

**NEXT MEETING IS JULY 17, 2013**

# *PINE RIDGE HOMEOWNER ASSOCIATION*

## MINUTES OF THE JANUARY 14, 2013 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:**

Approvals of the July 18, 2012 minutes were approved with 2 corrections on a motion by Mike, 2<sup>nd</sup> by Frank. The October 17, 2012 minutes were approved, 1 correction (Mike Mauck was present) on a motion by Frank 2<sup>nd</sup> by Bill.

**OPEN FORUM:** A Member from 7529 addressed the Board concerning the irrigation system from their home which was found to be installed in the HOA common area during the renovations of the mail box area. Water bills for past years vs. water bills after the section was disconnected from the HOA common area. The decrease averaged a \$30.00 per month decrease. The system was in place for 10+ years. The Member requested reimbursement and would settle for \$1,500. On a motion by Bill, 2<sup>nd</sup> by Kathy, the offer was accepted with the conditions that the payment would resolve all past and future water expenses in the Tract A parcel. The landscaper will be instructed to ensure no other water usage from the residence is connected to the common area.

### **FINANCE:**

The financials for month ending December 31, 2012 were reviewed and were accepted as presented with a spelling correction on a motion by Bill, 2<sup>nd</sup> by Mike. A proposal by L.R. Compton to perform the 2012 tax filing was approved. CD maturing will be rolled into new CD's.

### **GROUNDS:**

A fire mitigation meeting with the County will be scheduled in early spring to review tract A. Minor sod damage will be addressed in the spring. A letter will be sent to a member who requested the topping off of pine trees in Tract A to maintain the view corridor. The current position of the Board is no healthy trees will be topped or removed to maintain views. Bids for crack filling, chip sealing of the streets will be sought. Also an assessment of the streets, gutter pans will be done & bids requested for needed work. A broken post at the emergency exit will be replaced. Christmas lights are scheduled to be removed.

### **OTHER BUSINESS:**

A request by a Member to look into the possibilities of gating the community was received. Kathy agreed to be the point person to investigate the costs and possibilities. She will report on her findings at the April meeting. Members will be notified of this agenda item prior to the next meeting.

### **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