

# *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 April 16, 2014 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:
- C. GROUNDS:
  - 1. Street repairs (progress report)
  - 2. Speed bumps
    - A. Petitions from mailbox kiosk
  - 3. 2014 Fire Mitigation
- D. CPN Master Association: Don Van Putten
- E. FINANCIALS:
  - 1. Financial Report as of March 31, 2014
  - 2. A/R issues
- F. OLD BUSINESS:
- G. Security for mail box area area
- H. NEW BUSINESS:
- I. OPEN FORUM
- J. ADJOURNMENT

**NEXT MEETING IS JULY 16, 2014**

# *PINE RIDGE HOMEOWNER ASSOCIATION*

## MINUTES OF THE JANUARY 15, 2014 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 & Bill Gratrix. Kathy McCracken & Mike Mauck were absent. Also present was Ron Valiga of Hallmark Management.

**OPEN FORUM:** Four Members were present representing 3 homes.

### **GROUNDS:**

Frank reviewed the street work being done. Some concrete work was completed before the winter weather came in. The contractor will start up in the spring as soon as the weather will allow. At this point only repairs (\$38,427.43 plus any contingent items in the large crack areas) have been approved. The Board will meet soon to discuss the overlay project and funding associated with the project. A final announcement on the project will be done at the April meeting. Speed bumps were again discussed. The Board feels the speed is still excessive. The speed limits were changed, and 1 bump has been installed. Speeds continue to be unsafe for walkers, pets and children in the community. Bill noted the bumps being considered may not be as high but will be wider than the current bump. He also noted that as the streets are private streets, owned by the HOA, the liability falls to the HOA in the event of an accident. It was noted that a petition that was in the mailbox area had 19 signers against the bumps and none for the bumps. Members present noted that there are other traffic calming methods available. A security camera for the mailbox area and entries were discussed and will be investigated. A bid of \$2,000 was received from a vendor for a camera system.

**FIRE MITIGATION:** A bid of \$3,200 was received for half of the tract fire mitigation for 2014 and every year thereafter. Members suggested uniformity in the project and setting standards per the Community Wide protection Plan (CWPP) approved by the Forest Service. It was noted that the mitigation done had Douglas County and South Metro Fire approval. On a motion by Bill, 2<sup>nd</sup> by Don the proposal by Twisted Timber to do annual fire mitigation was defeated by a 2-1 vote. The Board noted its commitment of \$5,000 per year funding to fire mitigation is not abandon, however the 2013 mitigation was completed late in 2013 and the area will be reassessed in 2014 for any work that may need to be done.

### **FINANCE:**

The financial report for December 31, 2013 was accepted by the Board on a motion by Bill, 2<sup>nd</sup> by Frank.

### **OTHER BUSINESS:**

A discussion concerning marijuana use and restrictions took place. No action was taken.

**CPN MASTER:** Frank attended the Annual Master Association Meeting and voted as an alternate at the meeting.

### **ADJOURNMENT:**

As no further business was brought before the Board, the meeting was adjourned at 8:50 PM.

Respectfully submitted  
Kathy McCracken, Secretary