

# **PINE RIDGE HOMEOWNERS ASSOCIATION**

## **MINUTES OF THE NOVEMBER 19, 2014 ANNUAL MEETING**

### **CALL TO ORDER**

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

### **ESTABLISH QUORUM:**

It was determined that enough members were present or represented by proxy to establish a quorum per the by-laws. 9 Members were present, 16 proxies were presented, 2 were voided, 1 duplicate and 1 Member not in good standing.

### **MINUTES:**

There were 2 corrections to the 2013 minutes, The Tract A fire mitigation budget is \$5,000, not \$3,000. And the word "The" would be deleted from the last line of the street paving project. The minutes were approved on a motion by Arlene Armada, 2<sup>nd</sup> by Bill Gratrix.

### **BUDGET EXPLANATION:**

The proposed 2015 budget was explained by Bill Gratrix. Bill noted that the 2015 budget is much the same as the 2014 budget and the expenses are almost straight lined from 2014. The proposed 2015 budget was accepted by the membership unanimously. Ron explained the year to date financials. On a motion by Frank Mancini, 2<sup>nd</sup> by Bill A request to reformat the balance sheet to be more easily understood was received.

### **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 were not seeking re election. Don Van Putten asked for nominations from the floor. J.R. Brockman was nominated, 2<sup>nd</sup> by Frank Mancini. Arlene Armata, Sandy Haworth, Marilyn Kirby, Maureen Nayowith & Barb Saenger were elected for a one year to 2015.

### **TRACT A OPEN SPACE:**

Barb Saenger noted the CWPP is being re-written and will be presented when completed. The current CWPP is on line for everyone's review. Barb explained the mitigation process and the equipment used. The amount of thistle in the open space was discussed and will be sprayed in the spring. Some Members did not like the results of the last mitigation.

### **STREET PAVING ,PROJECT:**

A Member asked about the warranty on the asphalt. Bill noted there is a one year warranty on materials and workmanship. He also noted that he is watching the performance of the finished product. Frank Mancini explained the scope of the job and changes made in the spring of 2014 and the streets developed new issues that were addressed before the final overlay. A Member noted that the reserves may be under funded based on a 15 year life of the street.

**OPEN FORUM:**

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 8:20 PM.

Respectfully submitted

s/s

Kathy McCracken, Secretary