



PineRidge Homeowners Association

April 11, 2015 Meeting Minutes

Arlene called a planning meeting to order at 3:15 on April 11, 2015.

The contents of the newsletter to be published were discussed. Topics will include:

1. Fire mitigation – the proposed CWPP
2. Street - cost and maintenance
3. Reserve balance - impact of current expenditures
4. Insurance – the current policy was negotiated with Jewell Insurance
5. Spring walk-through to inspect streets, sidewalks, mail kiosk and open space

ACTION: Revised CWPP. Marilyn will ask Kim to remove the outdated version. The heading for the minutes also needs correction since they are in the wrong location.

ACTION: Sandy to send Marilyn electronic copy of street PowerPoint presentation for inclusion on the website.

ACTION: Arlene to email Ron for revised 2014 year-end financials (fourth written request). Other information needed from Ron is ALL past information pertaining to the past due account so Barb can revise the collection policy. (This is also the fourth written request). Another request to Ron is the resolution of the Christmas lights bill.

A discussion was held about the updated reserve analysis, the current budget and our liabilities with regard to our fiduciary responsibility. The cost of the street project left the reserves at \$7,120 as of January 1, 2015. Hallmark management provided this figure.

Estimated completion of the three-year audit by Weidner and Associates is July 2015. At that time, some decisions need to be made about how to move forward to increase the reserves and manage the current budget. A special assessment will also be considered as well as a dues increase of anywhere from 5 – 25%.

ACTION: Barb will send Board members three scenarios to increase the HOA budget. These will be presented to homeowners at the August 11 board meeting for community input.

Board members will meet with Ron one week before the May 12 board meeting to discuss agenda and board packet.

ACTION: Barb to prepare letter from the Board to Joe Fowler regarding Castle Cliff Estates and the issues regarding our opposition to their proposed event center (i.e. wildfire threat, noise and traffic).

ACTION: Barb will send Frank Mancini's email to Marilyn for inclusion in the email blast.

Arlene adjourned the meeting at 5:40.

Respectfully submitted,
Marilyn Kirby

Motion: Barb moved that the minutes be approved as written. Maureen seconded.