



PineRidge Homeowners Association

August 11, 2015 Meeting Minutes

Board members present: Arlene Armata, Maureen Nayowith, Barbara Saenger, Sandy Haworth and Marilyn Kirby.

CALL TO ORDER: President Arlene Armata called the meeting to order at 7:07 PM. A quorum was established.

APPROVAL OF MINUTES: A motion was made by Barb Saenger to approve the minutes of the June 7, 2015 special session. Sandy Haworth seconded the motion. All approved.

FINANCIALS: The financial audit covering the last three years has been completed and a draft of the report sent to Ron Valiga and Barbara Saenger on this date. There was discussion regarding whether the HOA is considered an S or C-Corporation or HOA. Previous CPAs considered these options giving the least tax liability when assets exceeded \$100,000. There are apparently various ways to file taxes, but the Board expressed concern that we have not filed as an HOA. Barbara Saenger will review the audit report and provide feedback to the Board.

There are numerous questions and concerns on the July 31 financials from Hallmark Management. For example the negative \$449.68 – securities available for sale (Reserves RBC), the fire mitigation grant from 2007, and an expense from Keesen Landscaping for \$297 to remove sod from around the south side of the traffic circle was posted incorrectly. Ron was requested to replace a line item titled grounds maintenance back into the budget.

Based upon the assurance that the above corrections will be made, Barbara Saenger made a motion to accept the financials. Maureen Nayowith seconded. All approved.

Barbara Saenger presented information regarding reserve projection needs for the coming years. The streets were resurfaced 6 years prior to when they should have been as stated in the last reserve study. When the current Board took office there was \$4883 in the reserve account. Since the community is 15 years old, there are three expected areas of concern – asphalt, concrete repair and miscellaneous (i.e. mail kiosk) that will need to be addressed in the future.

Current reserve projections were based on needs for the next 5 years, taking into consideration the beginning reserve balance, adding annual contributions and subtracting projected expenses. Numerous options were studied and adjustments

were considered such as eliminating Christmas lights and seasonal parties. The Board is proposing a 25% in dues effective January 1 so the reserve account can cover future expenses. The budget will be presented for a vote at the November annual meeting.

GROUNDS:

Traffic Circle – this continues to be a problem with vehicles destroying the grass on the south side of the roundabout. The Board was charged \$297 to remove the small patch of grass, but no further work has been due to the cost. Barbara Saenger and Arlene Armata met with Brad Meyering, public works manager for the City to discuss what can be done. Barb Saenger met with homeowner Jeff Tyler, a landscape architect who agreed to work with the Board over the winter to develop a xeroscape plan for this problem area.

Request to Remove Streetlight – Homeowner Alice Gette had requested the Board move or eliminate the streetlight adjacent to her driveway. Maureen Nayowith expressed thanks to the Villa Carriage Board who provided background information on this request. The PineRidge Board does not want to set a precedent for removal of future infrastructure and initially denied the request. Numerous pro and con issues were raised and upon further discussion, the Board agreed to reconsider. The light bulb may be removed to determine if the lighting in the area is affected before a final decision is made and equitable for everyone.

Barb Saenger made motion to reconsider request. Sandy Haworth seconded. All in favor.

UPDATES

Streets – Weather prevented the spring crack fill from being completed. A walk around with the vendor, Straightline, will commence in early September to get the work done by the first week of October. Ron Valiga to schedule meeting.

Homeowners are encouraged to visit the PineRidge website for a PowerPoint presentation for a street update. Several comments were received regarding the many gouges in the asphalt and the crumbling that continues where it meets the concrete. The streets need more work even though Ron Valiga negotiated a 2-year warranty with the vendor that expires in May 2016. Ron Valiga will provide the Board with the precise grade of asphalt used for the project per the work order.

Platform in the open space – A platform anchored by four trees in the open space was removed at the cost of \$450.00. After checking with our insurance agent the Board was advised to have it removed. Liabilities for accidents or fire were major concerns.

Bill Gratrix, former Board member, reported Workman's Compensation insurance was carried to cover Board members while on business. Barb Saenger referred to a conversation with Jewell Insurance that stated this insurance was for paid workers only, and did not include volunteer board members.

NEW BUSINESS

Collection Policy – Barb Saenger made a motion to accept the policy as written. Maureen Nayowith seconded the motion. All in favor. Ron Valiga to start using the delinquency letter provided for late payments.

Fire Mitigation Policy - includes tree removal in the open space. Insurance costs are based on ratings related to fire issues. The CWPP benefits all homeowners in this regard. It was suggested that all Boards participate in fire mitigation. If there are concerns by Villa Carriage homeowners, Jill Alexander or Einer Jensen are available to provide feedback. At the November meeting a 5-person fire mitigation committee will be established representing all areas of the community.

Barbara Saenger made a motion to accept the Fire Mitigation Policy as written. Sandy Haworth seconded. All in favor.

Sandy Haworth used a PowerPoint presentation to provide an overview of using goats for fire mitigation and weed control in the open space. The presentation will be placed on the HOA website for all homeowners to reference.

OPEN FORUM

A homeowner expressed concern of the speed bumps height as low cars scrape as they go over.

Ron Valiga reported that the snow removal company may not be available next year.

New State HOA Board Rules and Regulations – Ron Valiga stated he had taken the test and will provide a copy of his license to the Board.

Some homeowners are having trouble with keys sticking in the mailboxes. Ron Valiga will spray the keyholes with WD40 with silicone.

ADJOURNMENT

Maureen Nayowith made a motion to adjourn the meeting at 9:01. Sandy Haworth seconded.