



PineRidge Homeowners Association

February 10, 2015 Meeting Minutes

CALL TO ORDER

Arlene Armata, President called the meeting to order at 7:00 PM. Directors present: Maureen Nayoweth, Barb Saenger, Sandy Haworth and Marilyn Kirby. Ron Valiga of Hallmark Management and five homeowners were also present.

ESTABLISH QUORUM

Sufficient membership was present to establish a quorum

NEW BOARD INTRODUCTION AND OVERVIEW

New board members were introduced and a brief overview of recent board activities was presented. Communication, collaboration and transparency are the mission of the present board. All current minutes, announcements and newsletters to be posted in a timely manner on the PineRidge website.

APPROVAL OF MINUTES

Annual meeting minutes will be reviewed and approved at the next annual meeting in November 2015. The December 21, 2014 and January 18, 2015 were approved on a motion by Sandy Haworth and seconded by Maureen Nayowith.

It was noted by Marilyn Kirby that the meeting agenda sent to Ron Valiga in an email on February 2, 2015 was not included in the meeting packet. Rather, a separate agenda prepared by Ron was presented. The meeting proceeded following the agenda set by the PineRidge board as distributed via email to all homeowners and published on the PineRidge website.

STREETS

In response to a homeowner's request for a cost breakdown at the November 2014 annual meeting, Sandy Haworth and Barb Saenger completed an extensive street analysis. An in-depth PowerPoint

presentation was presented including street conditions from 2013 to the present. Research included meetings with Asphalt Paving Company, Colorado Asphalt Paving Association and the current vendor Straightline Inc. There continues to be crumbling where the asphalt meets the concrete and new cracking is apparent. Although there was never a contract with Straightline to perform the street work, an extended two-year warranty (until May 2016) has been negotiated to include crack fill and seal to occur in Spring 2015.

Although \$100,000 was the budgeted amount for street repair, the total cost of the overlay project was \$139,216 with all estimates and invoices matching. This amount has seriously depleted the HOA reserves. For further information about the cost analysis and future needs regarding the street project, homeowners are encouraged to visit the HOA website for full disclosure.

Going forward, streets will be inspected twice per year and maintenance performed once per year. An overall seal coat will be added at three years. Snowplows and trash trucks will not be allowed to use chains on their vehicles.

ACTION: Although the PineRidge streets do not meet city width standards for street maintenance, the board will meet with the city of Castle Pines.

ACTION: Board to consider a reserve study to look at existing funds and future needs. ,

FINANCIALS

Barb Saenger reported no year-end financials have been received from Hallmark. In the development of new concise worksheets, Barb noted numerous discrepancies and duplications in the current financial data including four missing checks, fourteen incorrect numbers and problems transferring funds between operating and reserves.

There is no level of confidence in financials. Ron Valiga reported some problems with the financial software, but it has been corrected.

ACTION: Ron will send new check register, journal entries and new reports regarding 12/31/2014 to Barb.

There was a discussion regarding past due PineRidge HOA fees.

ACTION: Ron to send all correspondence pertaining to the outstanding case to Barb.

OLD BUSINESS

The Wildfire Protection Plan will be finalized with community input.

MOTION: Barb made motion to have Kristen Garrison from Colorado State Fire Service and Einer Jensen from South Metro Fire District talk at the next HOA meeting on May 12, seconded by Maureen.

ACTION: Barb will send CWPP to Marilyn for Kim McGuire to insert on PineRidge HOA website.

PineRidge is the only community that has done extensive fire mitigation. We are the only area with 22 acres of concentrated open space.

Roger Emblen presented information from the Colorado State Forest Service making points that he felt there was inequity of fire protection between himself and others who live around the open space. Roger has prepared a proposal to the board that would be controversial, but would enable homeowners concerned about this to take action on their properties.

ACTION: The board will review Roger's proposal.

The snow plan will continue as stands with any future community suggestions taken into consideration.

OPEN FORUM

Marilyn Emblen suggested the board display signs announcing HOA meetings with more visible signage in mail kiosk. Also, those with no email do not get meeting announcements.

ACTION: Signage will be researched and future meeting agenda will be mailed to those without email.

It was suggested more frequent newsletters be published to keep the community informed of cash reserves and other important matters.

ACTION: Frequency of newsletters to be discussed and determined by the board.

MOTION: Maureen made motion to adjourn with Barb seconding the motion.

The meeting was adjourned at 9:05.

Respectfully submitted,
Marilyn Kirby