



# *PineRidge Homeowners Association*

May 12, 2015 Meeting Minutes

## **SPECIAL PRESENTATION**

Kristen Garrison of the Colorado State Forest Service presented background information on the revised Colorado Wildfire Protection Plan (CWPP). Also present was Einer Jensen from South Metro Fire District and Jill Alexander, a fire mitigation specialist from Douglas County to answer questions to our specific area.

The Home Ignition Zones that defines recommended distances of vegetation from homes was reviewed. A discussion followed. Questions pertaining to individual properties may be assessed free of charge by Einer Jensen or Jill Alexander.

Homeowners are encouraged to visit the PineRidge website to review the revised CWPP. Comments from homeowners are encouraged. Once the PineRidge board approves the revision, the South Metro Fire District and the State Forest Service will sign off on the plan and it will be posted on the State Forest Service and PineRidge websites.

## **REGULAR MEETING**

Board members present: Arlene Armata, Barb Saenger, Sandy Haworth and Marilyn Kirby. Ron Valiga from Hallmark Management was also present.

## **CALL TO ORDER**

President Arlene Armata called the meeting to order at 7:55 PM

## **ESTABLISH QUORUM**

A quorum was established.

## **CWPP**

The Board will accept comments to the revised CWPP until June 12<sup>th</sup>. Marilyn Kirby will send out an email blast to all PineRidge homeowners informing them of the deadline. A 2015 scope of work will be developed and implemented to comply with CWPP guidelines.

## **GROUNDS**

Weed Removal -There are projects in the state using goats to remove thistles and oak underbrush. Barb has been in contact with Lani Mainberg from Lander Wyoming

regarding the possibility of using this service in our area. Goats are beneficial in steep rocky areas such as the PineRidge open space.

**MOTION:** Barb Saenger made a motion to continue pursuing the scope of work for fire mitigation for this year. Sandy seconded. All in favor

**MOTION:** Barb Saenger made a motion to delay the decision on weed spraying pending a quote from Lani Mainberg. Sandy Haworth seconded. All in favor.

**MOTION:** Barb Saenger made a motion to approve the weed spraying quote we've received from Arbor Garden if goats are not a viable option. Sandy Haworth seconded. All in favor.

Tree Spraying – Three quotes have been received for spraying of landscaped trees and those in the open space. A discussion followed whether to spray 37 landscaped trees or include those in the open space bringing the total up to 100.

**MOTION:** Sandy Haworth made a motion to spray all trees, not just landscaped trees. Barb Saenger seconded.

All bids were reviewed.

**MOTION:** Barb Saenger made a motion to use Arbor Gardens to spray trees. Sandy Haworth seconded. All in favor.

Ron Valiga will send out email blast announcing date when tree spraying will commence. Variable dates may occur due to the weather. Coordination with Lifestyles and Villa Carriage is recommended to control cost.

## **STREETS**

Homeowners are encouraged to visit the website to view the street presentation. A walk around will be scheduled soon to develop punch list of needed work. Contractor will need to seal all cracks this spring.

## **UPDATES**

Insurance - The Workman's Comp insurance premium is due in August. There was discussion whether to continue or end the expense since all vendors have their own insurance.

**MOTION:** Barb Saenger made a motion that we do not renew the Workman's Comp policy. Sandy Haworth seconded. All in favor.

Collection Policy – Barb Saenger has revised this policy to reflect new HOA guidelines in effect January 1, 2014.

A CWPP implementation policy is also needed. It was decided that both policies will be sent to the attorney for review before both are adopted at the next board meeting in August.

Event Center – County has adopted new guidelines depending on size of the event property. Smaller properties such as the one off Daniels Park Road have not yet received a permit. Forest Park is actively involved and it is important to PineRidge because of fire mitigation.

## **APPROVAL OF MINUTES**

**MOTION:** Sandy Haworth made a motion to approve the May 4<sup>th</sup> minutes. Barb Saenger seconded. All in favor.

## **FINANCIALS**

Two receivables continue in 90-day past due status.

There are two issues with the check register dating back to 2014 needing resolution. One is the outstanding check for Christmas light installation. The other is a voided check (#1862) still appearing on the register. This often occurs when automatic transfer supersedes the check to avoid a late fee. The software will delete a voided check even though it appears on the check register making it difficult to track. Barb Saenger requested an electronic copy of the check register each month.

Check #1879 to Hallmark Management for January and February has not cleared.

Check #1884 for \$1248 to Auto Owner's should be voided due to automatic transfer.

The PineRidge board did not approve check #1889 to Arbor Gardens. The request to trim two branches in open space came from a Lifestyles board member. A discussion followed whether it is appropriate to trim trophy trees in the open space. The general consensus is not to trim.

Two new accounts have been added to the unexpended budget report – 1) legal fees for collections, 2) ground repairs. An additional line item is requested for copies. All documents should be sent electronically as much as possible to avoid excessive copy charges.

Requested correction to have operating fund interest be deleted from the reserve account report and added to operating report.

At the August meeting, options will be presented to increase funds to cover next year's expenditures. \$9,000 is not a sufficient amount.

Ron Valiga will talk to Gene West (HOA rep) regarding number of open accounts for the amount of money available.

**OPEN FORUM**

A further discussion commenced regarding fire mitigation. The PineRidge board relies on experts to make recommendations on what trees will stay and which ones will be removed. Policies and procedures will be developed after the fire department walk through to address this issue.

The meeting was adjourned at 9:25 PM

Respectfully submitted,  
Marilyn Kirby