



PineRidge Homeowners Association

Tuesday, November 10, 2015
Annual Membership Meeting Minutes
PineRidge Master Association
CPN HOA #2 Clubhouse

Transparency

Communication

Collaboration

CALL TO ORDER

Arlene Armata called the meeting to order at 7:02 PM.

Directors present: Arlene Armata, Maureen Nayowith, Barb Saenger, Sandy Haworth and Marilyn Kirby

INTRODUCTION OF BOARD OF DIRECTORS & GUESTS

Arlene Armata introduced the Board members and welcomed all guests.

ESTABLISH QUORUM

A quorum was established. There were 21 homeowners present and 19 proxies received

APPROVAL OF MINUTES

Annual meeting, November 19, 2014

MOTION: Maureen Nayowith made a motion to approve the November 19th annual meeting minutes with the following corrections. The spelling of Arlene Armata and Bill Gratrix were changed. Marilyn Kirby seconded. All in favor.

Quarterly meeting minutes, August 11, 2015 – The minutes were accepted as written.

MOTION: Maureen Nayowith made a motion to accept the minutes with these changes. Barb Saenger seconded the motion. All in favor.

Discussion followed regarding two actions that had not yet been taken: 1) an expense from Keeson Landscaping involving an amount added to remove sod at the roundabout. The bank deposited the check without signatures. Ron Valiga explained a future check will be short to take out the expense. 2) The Board requested that a line item be reinserted in the budget to reflect grounds maintenance.

FINANCIALS

Independent Audit - A financial audit was completed in July with ten adjusting entries. Hallmark Management 2014 year end balance sheet matches auditors balance sheet.

MOTION: Barb Saenger made a motion to accept the balance sheet for 2014. Sandy Haworth seconded the motion.

Financials Year-to-Date - As of October 31, 2015, the beginning balance matches the ending balances of December 31 last year.

Budget issues needing resolution include 1) the prepaid insurance balance does not match the amount of insurance cost per month, and 2) prepaid dues balance of \$2014.00 as of October 31.

MOTION: Barb Saenger made a motion to accept the financials as of October 31 pending resolution of the above. Maureen Nayowith seconded. All in favor.

Budget Reserves and Operating- Barb Saenger gave an overview of the present reserve balance as well as dues and contributions, back to 2009. While the dues increased 15% since 2009, the contribution is down substantially (150%). Due in part to the street overlay project, the reserve balance at the end of 2015 will only be \$12,730.

Although replacing mailboxes and monument entry signs was included as an expense in a professional reserve study in 2005, these may not have to be replaced. Looking forward to the next 20 years, major expenses will be concrete and asphalt maintenance with complete asphalt replacement in 20 years estimated at projected cost of \$200,000. Other future expenses include snow removal and fire mitigation although the Board is working with other entities to share the cost of using goats. There will be a 25% dues increase in 2016 to improve the reserve balance to an acceptable level. There was discussion about the decision to increase dues versus a special assessment and the potential impact on real estate values. The Board is looking at being very prudent on spending in the coming year. For example, holiday lighting as well as the expense for flowers will be scaled back. It is expected that snow removal and tree spraying costs may increase. Balance in Operating Account is projected to be \$10,000 after expenses at year end.

MOTION: Barb Saenger made a motion to move \$5,000 from checking to reserves at year end. Sandy Haworth seconded. All in favor.

MOTION: Loyd Saenger made a motion to approve the proposed budget. None opposed. Budget accepted.

OLD & NEW BUSINESS

Condition of tree in open space – a homeowner expressed concern about a tree top in the open space turning brown. Barb Saenger reported the tree has no seepage, thus there does not appear to be evidence of pine beetle activity, however may have been heavy freeze damage. Will continue to monitor.

Wagon in open space request – a homeowner requested placement of a wagon behind property in the open space. Although the wagon is a family heirloom and was in a John Wayne movie, the Board denied the request and will be sending the homeowner a letter to that effect. The wagon would create a safety liability.

Move Street Light Pole Request - the PineRidge Board agreed to reconsider their August 11 decision. A September meeting with members of the Villa Carriage Board resulted in a request for a documented inter-Board agreement, assurance of homeowner payment and a hold harmless clause to cover the PineRidge Board regarding any costs related to this request and adjacent neighbor approval. Paperwork was submitted by Brent Canady and pending review, the PineRidge Board will agree to relinquish all authority and responsibility for this action to the Villa Carriage Board.

Lower Speed Bump Request – a homeowner had requested lowering a speed bump due to the under carriage of his antique car being scraped. After review, the Board denied the request due to the estimated costs of \$800 to completely redo or modifications that would most likely lead to probably asphalt deterioration.

Street Update - Barb Saenger, Ron Valiga and street contractor Straightline completed a walk around to determine necessary warranty work. Infrared patches have been completed as well as crack fill. There is no recommendation to seal the edges at this time since there is no major separation between concrete and asphalt. This will be examined again next year and may occur then if necessary. Board members will document street condition each spring and fall.

Contract renewals -

- 1) A snow removal contract has been signed with Franks, charging \$85.00 per hour.
- 2) Weider will be contracted for tax preparation @ \$295.00
- 3) The contract for Keeson Landscaping is up for renewal in February.
- 4) Goat Green - a contract to be negotiated for 6 days in June, 2016.

YEAR IN REVIEW

Goats - The PineRidge HOA has been awarded national "Firewise Community" status and a formal presentation will take place on December 8 during City Council meeting. Barb Saenger and Sandy Haworth will develop a PowerPoint presentation to city in an effort to cultivate an active partnership to continue goat grazing fire mitigation projects.

Policies - Developed two major policies - fire mitigation policy and collection policy.

Tree platform removal - removed platform per advice from insurance company.

FUTURE PROJECTS

1. Goat green reservation for 2016.
2. West end landscaping – instead of re-sodding, will turn back to native grass with planting of ornamental grass.
3. Investigate the repair of barbed wire fence along Daniels Park border.
4. Establish working relationship with The Ridge regarding sharing equipment and watering trees.
5. Establish a fire mitigation committee to put together recommendations by April 1. Linda Garnsey and Maggi Markey volunteered to work with the Board on this issue.

OPEN FORUM

Residents are concerned about disregard of the community's 15 mph speed limit, and Colorado prohibiting parking within 15 feet of fire hydrants, as well as speeding along Castle Pines Parkway. The Board noted the concerns of the community and will address those that are within the board's purview in the next newsletter.

ELECTION OF DIRECTORS

Loyd Saenger made a motion to accept the current Directors by acclamation since there were no other nominations from the floor. Sandy Haworth seconded.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40.

