

Minutes of the August 8, 2017 PineRidge HOA Quarterly Board of Directors Meeting

Castle Pines North Community Center
7404 Yorkshire Drive

Call to order – The meeting was called to order by president Arlene Armata at 7:00pm. Board members in attendance were Arlene Armata, Barb Saenger, Sandy Haworth, Joni Anderson, and Claudia Heslin. Also present were 4 homeowners.

AGENDA

Financials:

1. A lien was filed on the property of a Past due account. Payment was received and the lien is released. Subsequent filing fees resulted in a \$30 past due balance and the Board agreed to waive any additional fees on this amount at this time.
2. All big expenses are complete except snow removal, landscaping was the only expense over projected amount. Board agreed to keep the same budget for the coming year.
3. Board will get three quotes for street sealing next spring. Based on inspection and contractor recommendations sealing may be done in 2019. Estimated cost of \$14k comes from the reserve account.

Old Business:

1. Spring Walk Around was performed by Barb and Sandy. The street asphalt cracks that were filled are still good. Concrete sidewalks and curbing are still in good condition. Flagstone was left in open space area from a homeowner patio project and Arlene will contact the homeowner through email to have it removed.
2. A dead tree in the open space will not be taken down unless it presents a hazard to structures. Open areas are inspected every five years by CSFS and Douglas County Fire Mitigation Specialists and trees are tagged for removal if necessary.
3. The Board will meet and determine if the Kiosk needs painting.

Landscaping:

1. Garden Irrigation continues to be inconsistent. Computer controlled system is not working properly. V.C. Board is working directly with Keesen to correct the issues. The system was manually turned off completely last weekend due to large amounts of rainfall.

Fire Mitigation:

1. Goat-Ucation Recap - Our open space is rated a high and extreme wildfire risk area. The primary goal our fire mitigation plan is to help maintain insurance availability for our homeowners. After two previous projects using heavy equipment, we are now using goat grazing to reduce fuels and improve the habitat. It is now growing and gaining outside attention. More than half of this year's project was funded by outside grants and donations and a Community Awareness Event is one of their requirements. Approximately 500 people attended the Awareness Event organized with over 150 volunteer hours. Buffalo Ridge and The Retreat also used the goats this year and Forest Park may be interested next year. The event in PineRidge provides easy access for all those who attend. We submitted four grants so far this year and have been awarded one.

New Business:

1. Christmas Party – VC has requested that PineRidge HOA take over the organizing of this event, as it is a PineRidge neighborhood event. VC and LS HOAs will be asked to contribute to the funding based on the number of attendees from each of the HOAs. The cost last year was approximately \$2000; VC paid this and is still waiting for LS to pay them the amount it owes. Arlene will contact Lifestyle HOA Board to propose this change and outline their involvement. Arlene will also contact Sandra Barry to see if she will continue heading the Christmas Party Committee, and find out what work this entails.
2. A proposal to purchase a \$100 gift card to Pinos for all the free/donated work on the logo and flyer graphics done for PineRidge by Doug Hunley was moved by Barb, and seconded by Arlene, and was passed.

Adjourned 8:00p

Respectfully submitted,
Joni Anderson Secretary