



*Communication    Collaboration    Transparency*  
**Minutes of the May 9, 2017 PineRidge HOA  
Board of Directors Meeting**  
Castle Pines North Community Center  
7404 Yorkshire Drive

**CALL TO ORDER:**

Arlene Armata called the meeting at 7:03pm. All Board members were present - Arlene Armata, Sandy Haworth, Claudia Heslin and Barb Saenger.

**INTRODUCTIONS:**

Arlene Armata introduced the Board members and welcomed six guests.

**AGENDA:**

Barb requested two items be added to the Agenda: New Business: Daniels Park and Ridge Parking.

**FINANCIALS:**

1. Financials are posted on [cpnhoa.org](http://cpnhoa.org) PineRidge.

2. The Budget is looking good.

3. Late Fees were sent to two homeowners. One paid up last year but is now late again. Barb will send the lien notice in June as per the PineRidge Homeowners Association Policy and Procedures for Collection of Unpaid Assessments - Adopted August 2015.

There was a late notice for another person because her envelope wasn't delivered to our mailbox. Barb Saenger made a motion to waive this late fee; Sandy Haworth seconded; all were in favor, so the motion was passed.

**OLD BUSINESS:**

1. Smoke Detectors – Several homeowners have contracted with Murphy's Ladder Company to replace outdated smoke detectors. The Board discussed posting a notice later this summer that reinforces the shared safety for neighbors and need for replacements of the outdated smoke detectors.

2. Fire Mitigation Committee – This committee meets once a year to evaluate the open space and wildfire threat. The Committee reports at the Annual Meeting in November per the guidelines in The PineRidge HOA CWPP – 8. Implementation and Management Schedule. Joni Anderson and Ron Gabbert agreed to serve this year.

### 3. Goat Update

\* This is the third year we are using goats for fire mitigation.

\* GOAT UCATION Day is Saturday, June 24, 9a.m.- 1p.m. in the PineRidge open space along PineRidge Terrace. Leading up to this, the Castle Pines Library will hold several presentations: story time with goats, crafts, fairy gardens with goats, goat origami. Barb has submitted 4 grants this year and so far has received one NO.

\* South Metro Fire Department won the 2017 Award for Excellence from the International Association of Fire Chiefs for their collaboration with PineRidge HOA in the Ready, Set, GOAT fire mitigation project.

\* The Estates at Buffalo Ridge and The Retreat HOAs have joined forces with us and will begin their own fire mitigation projects with the goats. The three HOAs will share the mobilization and mileage costs to bring the goats to Castle Pines.

### **NEW BUSINESS:**

#### 1. Mail

\* Because we have had problems with the delivery of our mail, Barb contacted the Douglas County Address Specialist. The issue is supposed to be taken care of now. If not, Barb will let the Address Specialist know.

#### 2. Spring Walk Around and Landscaping Issues

\* Sandy and Barb will walk around the open space and streets, evaluate and report back. Note stressed trees by Peck's and west entrance.

\* Discussed landscape maintenance. We must use Villa Carriage's contractor, Keeson, because of the continuous sod area and because Keeson controls the irrigation. The goal is to eventually eliminate the sod areas at the entrances and kiosk. Alternates would be boulders, cobble and ornamental grasses, spray with Roundup, and cover with Gorilla Hair. Cleanup of pine needles may be a problem, but we would in a small area first. Joni Anderson suggested using Marguerite moss.

\* Native grass below the kiosk flower bed has been on irrigation for 3 - 4 years; Barb wants those turned off. It might stress a little, but according to Barb, it should be fine. She will send a note to Keeson and Brent Canaday.

\* Barb wants to add Gorilla Hair Mulch to the island, as it looks bare. She will purchase that.

#### 3. Tree Spraying

\* We need to spray 50 trees in the open space. The quote from Arbor Gardens is \$1,200. Arlene made the motion to go forward with this, plus 2 trees; Sandy seconded; all agreed so motion passed. Barb will call Arbor Gardens to arrange to have this done.

#### 4. Daniels Park

\* Last week Barb and Loyd Saenger attended a Douglas County meeting about the next improvements to this area. Phase 2 - shelter house halfway north to Riley's Hill is going to be paved. The County takes care of the road, and the Regional Trail and several other trails, parking and landscaping will be done by Denver. This plan is similar to the last one but better; the results should be good with more traffic calming and multiple trails. The new wooden fences by the shelter house are to help stop erosion.

\* As part of that Master Plan, our 22-acre pedestrian/equestrian trail is not yet on the radar screen.

\* A fire pit formed by rocks is in Daniels Park, located below the new bathrooms. The Mayor will have a conversation with the Denver Park representatives regarding fire safety. On duty is the area is a Park Ranger, who will monitor activities and visitors after dark. Anyone can call the Douglas County Sheriff's office to report suspicious and unsafe activity.

#### 5. The Ridge

\* We were asked by The Ridge to notify our residents that parking in The Ridge parking lot can no longer be accommodated.

\* One resident's son has been parking in The Ridge parking lot at night. It was suggested to her that he talk with The Ridge Manager to try to reach an agreement for him to park there.

#### **OPEN FORUM:**

No Comments or Discussions.

There being no further business, the meeting closed approximately 8:30pm

Respectfully submitted,

Arlene Armata  
President