



COMMUNICATION COLLABORATION TRANSPARENCY
MINUTES OF THE PINERIDGE HOA ANNUAL MEMBERSHIP MEETING

November 14, 2017

Castle Pines North Community Center
7404 Yorkshire Drive

CALL TO ORDER:

Arlene Armata called the meeting to order at 7:00pm. Directors present were: Arlene Armata, Barb Saenger, Sandy Haworth, Joni Anderson, and Claudia Heslin. A quorum was established with 26 residents in attendance and 17 proxies.

INTRODUCTIONS:

Arlene Armata introduced the Board members and welcomed numerous guests.

GUEST SPEAKER: Kathy Rosenkrans, Board Member of the Castle Pines North Metropolitan District, and Jim Nikkel, District Manager, presented the 2018 CPN Metro District Renewable Water Plan.

OLD BUSINESS:

1. Painting of the Mail Kiosk – Barb and Sandy painted the mail kiosk with new colors.
2. Snow Plowing and Snow Removal – We will continue with Frank’s, who plow once there is 4” of snow accumulation. Then Design Scapes hauls the piles of snow to the open space.
3. Christmas Lighting - The mail kiosk will have lights hung on the outside, and there will also be four wreaths in the community.
4. Goat Recap – Great year! This community is surrounded by 22 acres of high fire risk vegetation. Through grants, additional funding sources, and many volunteer hours using goats has been very successful. Two other communities used the goats this year.
5. Fire Mitigation – Per our CWPP fire mitigation is an agenda item at the annual meeting. Barb gave a brief history of PineRidge goals and projects. Our policy states that every five years our CO State Forester and County Fire Mitigation Specialists are contracted to perform an on-site inspection and evaluate the open space and recommend tree removal or trimming options. The last inspection was done in 2013, therefore the next is scheduled for 2018. It is up to the Forest Service to determine the options, not the residents.

NEW BUSINESS:

1. Board Director Nominations– There were no nominations from the floor. Arlene moved that the present board remain, Barb seconded, all in favor, unanimous.
2. Christmas Party – Sondra Berry, chairman of the committee, is arranging the party to be held at The Ridge December 13th. All the residents are invited, and the PineRidge HOA is funding this event. Merry Christmas! Santa and Mrs. Claus will be there. Notices will be sent out by email/evite requesting everyone to RSVP.

3. Smoke Detector Reminder – At a prior meeting, the fireman spoke of needing the whole community to replace their old smoke detectors. They are only good for ten years. With the homes being close together we need to be responsible to each other and make sure we all have new smoke detectors.
4. West Entrance Light – A photo eye sensor was replaced for \$10 to fix the light.
5. Mailbox For Dues - Should we install an \$89 drop box for dues inside the mail kiosk?
Tabled for review until the next HOA meeting.

FINANCIALS:

Financials are posted on the website the first week of the month. Motion to move \$10,000 to Reserves from Operating Account by Arlene, seconded by Sandy, all in favor. There is a projected increase in costs for the landscape maintenance contract for the coming year in the amount of 3.3%. Street sealing is scheduled for 2018. The PineRidge Hoa is very healthy. The cost cutting started in 2014, and through self-managing, is doing very well in saving money and building the Reserve Account. There were no dissenting votes and Sandy made a motion to pass the proposed 2018 Budget, seconded by Arlene, all in favor.

APPROVAL OF MEETING MINUTES, SPECIAL MEETING:

Sandy made a motion to approve the minutes from the Christmas Planning meeting held on October 16, 2017, Barb seconded.

OPEN FORUM:

Insurance covers land with no buildings, 22 acres of liability, and streets. This is a minimal policy that doesn't cover the mail kiosk, so the board will pay for any needs. PineRidge HOA only hires contractors how carry their own insurance, therefore we don't have extra costs.

There being no further business, the meeting closed at 8:26pm.

Respectfully submitted,

Joni Anderson
Secretary