



**COMMUNICATION**

**TRANSPARENCY**

**COLLABORATION**

**MINUTES OF THE PINERIDGE HOA ABOARD MEETING**

May 8, 2018

Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Pines

**CALL TO ORDER:**

Arlene Armata called the meeting to order at 7:04 pm. Board members present: Arlene Armata, Barbara Saenger and Claudia Heslin. A quorum was established. Six residents attended.

**NEW BUSINESS**

**FINANCIALS:**

- \* reports were approved;
- \* reserves look good;
- \* The resident who was past due on dues has now paid through the end of the year, paying late fees but not the \$50 collection fee. Board agreed to waive the \$50 collection fee this time only. Barb will advise the resident.

**STREET AND CONCRETE MAINTENANCE:**

- \* Asphalt seal coating is recommended every 3 - 5 years, and since it has been 4 years since the street overlay, the Board agreed to have it done this year. Three bids were obtained at 14, 15 and 16 cents/square foot. The highest quote submitted was from A-One, the contractor who did the previous crack seal; they quoted to 15 cents/square foot, and we chose them. Three areas of concrete cracking will be repaired prior to the crack seal. The work is scheduled to be done on 2 days in June, with half of the streets being worked on each day. Barb will make a map for resident parking, and Arlene will question residents for additional driveway parking.
- \* Kiosk apron is cracking with potential potholes. Before the repair, we need to evaluate excessive sub-surface water and alternative materials. The asphalt contractor, A-One, gave a preliminary quote of \$5,000 to remove and replace with asphalt. Resident Loyd Saenger suggested a deep French drain around kiosk be put in to displace water.
- \* Arlene will coordinate irrigation talks with the Villa Carriage Board regarding excess water on the lawn above the kiosk.

**LANDSCAPING:**

- \* We discussed the responsibility of landscaping at entrance corner near Sondra Barry's duplex. Arlene will consult with the Villa Carriage Board on its tree trimming. An option would be to contract with Arbor Gardens at PR expense.
- \* Speaking as a resident, Barb is frustrated about irrigation available through the drip system in the kiosk garden. She requests at least 20 minutes at least twice a week for deep root watering. She also requests a meeting with the Villa Carriage irrigation specialist to ensure the drip lines are correct and working properly. Speaking as a Board member, she recommends not investing in more plants until the PineRidge HOA Board

**LANDSCAPING – continued:**

irrigation is adequate and consistent. Arlene will communicate with the Villa Carriage Board and M&M Management about this.

\* Arlene will also communicate regarding shutting off irrigation to native grass between plantings and open space and suggest the Villa Carriage Board communicate to the residents about the lack of water for lawns.

**WILDFIRE PREPAREDNESS:**

\* Barb Saenger attended the Douglas County Wildfire Preparedness workshop in April. Presentations by Meteorologist, CSFS, SMFR, County Emergency and the Sheriff predicted a dry, windy and severe wildfire season. The season extends March through November and the southern half of the state, including Douglas County, is mapped in red with extreme conditions, while the northern half is expected to be normal. Homeowner preparedness discussed and noted that 85% of destroyed homes are ignited by embers not immediately surrounding trees.

\* Discussion took place on what we can do for the PineRidge community in case of fire. Suggestions included making a list on what to do with a 30-minute evacuation notice and keeping gutters and areas around the buildings clean.

**PINERIDGE FIRE MITIGATION:**

\* PineRidge is a registered Firewise Community. Barb gave a quick history of mitigation projects in the past 10 years, including costs and funding. The Annual Report and Recommendations was submitted by the PineRidge Fire Mitigation Committee. The Report is based on the 5-year on-site evaluation with CSFS and Douglas County Fire Mitigation Specialist that was performed on April 30, 2018.

\* Barb gave a preview of our Community Awareness Day, Saturday, June 23<sup>rd</sup>. SMFR will have firefighters and engines, and Rock Canyon High School students will have information on their study, “The Effect of Goats Grazing on Fire Mitigation”. Claudia previewed June events and participation by the Castle Pines Library. There are 5 HOAs contracting with Goat Green this year; PineRidge will contract for 13 days with an additional day for Lifestyles to be organized by Sandy Haworth.

\* Resident Linda Garnsey suggested contacting Fox 31 and other television stations to promote our Community Awareness Day on news shows, such as Good Day CO and Next. Barb will ask Gregg Marquardt, who is on Fire Mitigation Committee, to work with Einar from SMFR to set up interviews. We could also contact a weatherman who lives in Castle Pines for station contacts. Other ways to promote Community Awareness Day are through nextdoor.com, email blasts, word of mouth.

\* Barb announced that 150 trees in the open space were sprayed today (May 8) by Arbor Gardens for pine beetles.

There being no additional business, the meeting was adjourned at 7:51pm.

Respectfully submitted,

Arlene J. Armata, President