



COMMUNICATION

COLLABORATION

TRANSPARENCY

MEETING MINUTES
Special Meeting of the Board

August 29, 2018

Residence of Arlene Armata, President, 7548 Pineridge Trail

This Special Meeting of the PineRidge HOA Board of Directors was called to act on business that was discussed in the August 10th Quarterly Meeting, where a quorum was not present.

A. Meeting Called to Order: 4:00 pm.

B. Attending: Arlene Armata, Sandy Haworth, Barb Saenger

C. Acknowledged resignation of Board Member, Claudia Heslin and possible replacements.

D. Discussed changing banking from Key Bank to UMB Bank. No services charges, favorable 1.9% and 2.25% interest rates on CDs. No impact to residents' dues payments. ACH transactions available.

- Motion: Barb Saenger made a motion to change banking from Key Bank to UMB Bank, effective at end of month.
- Second: Sandy Haworth
- All in favor. Motion Passed

E. Discussed Financial Audit of years 2015, 2016 & 2017 by Weidner & Associates. Eight adjusting entries have been made, and YE 2017 adjusted financials will be posted on the web site.

- Motion: Barb Saenger made a motion to accept the audit.
- Second: Sandy Haworth
- All in favor. Motion Passed. Arlene signed the Standard Audit Representation Letter, which Barb will forward to Weidner.

F. Reviewed financials for June and July.

- Motion: Arlene Armata made a motion to accept June and July financials.
- Second: Sandy Haworth
- All in favor. Motion Passed.

G. Discussed merger of our Jewell insurance Company with True North. Hope rates stay the same. Renewal in March 2019.

H. Barb is updating the Firewise Annual Renewal Application due in November.

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- I. Discussed Kiosk Irrigation and Landscaping. Excessive irrigation is causing seepage in the asphalt at the curbing, street edges and the asphalt pull-in for the mail, leading to deterioration and expensive repairs. Preliminary project proposals were sent to Villa Carriage and Lifestyle Boards in July and August. On-site meetings with the Metro District, Colorado Landscape Solutions, M&M Management, Broken Arrow Landscape Contractors and Barber Custom Landscapes were held to discuss the problem and possible solutions. For discussion and planning purposes the kiosk grass area is divided into Section A - from corner to rock bed, and Section B - from rock bed to kiosk. A multi-staged project was outlined.
 1. Change Irrigation for entire area. Per meeting with Sean and Jason from M&M, Carl Barber, Arlene and Barb on 8/29/2018 this can be done and Sean will provide a window of irrigation times we can use.
 - Motion: Barb Saenger made a motion to move forward with a proposal from Barber Custom Landscapes for \$815 to install controller and connect to three valve boxes.
 - Second: Sandy Haworth
 - All in favor. Motion Passed.
 2. Change Electricity at Kiosk
 - Motion: Barb Saenger made a motion to hire an electrician not to exceed \$500, to provide an electrical box at kiosk needed for controller.
 - Second: Sandy Hayworth
 - All in favor. Motion Passed.
 3. Landscape Design Plan for entire area.
 - Motion: Arlene Armata made a motion to accept a proposal from Colorado Landscape Solutions for landscape design and build services, not to exceed \$900. Proposal to include overall conceptual plan for Sections A & B, and a detailed working plan for Section B.
 - Second: Sandy Haworth
 - All in favor. Motion Passed.
 4. Landscape Improvements for Section B
 - Motion: Barb Saenger made a motion to approve cost of landscape materials and labor, not to exceed \$4000.
 - Second: Sandy Haworth
 - All in favor. Motion Passed.
 5. Landscape Improvements for Section A
 - Discussed delaying changes to the existing grass at this time. Lifestyles Board has agreed to mow and maintain as part of their existing landscape maintenance contract.
- J. Barb will contact vendors and proceed per above motions. Barb will provide an overall project description and subsequent landscape design plans to Villa Carriage and Lifestyle Boards.
- K. Meeting Adjourned: 4:38 pm