



COMMUNICATION

COLLABORATION

TRANSPARENCY

**Minutes of PineRidge HOA Annual Membership Meeting
November 13, 2018 – 7:00pm
Castle Pines North Community Center, 7404 Yorkshire Drive**

CALL TO ORDER:

The meeting was called to order at 7:00pm. Roll call of the Board present: Arlene Armata, Sandy Haworth, Barb Saenger and Dennis Valentine. A quorum was established with 16 residences represented and 24 proxies.

INTRODUCTIONS:

The Board members were introduced and Arlene welcomed 16 guests.

FINANCIALS:

Barb reported on the results of the 2015-2017 Audit by the CPA, reviewed the year-to-date financials, and discussed transferring Operating surpluses to the Reserve Account. The Proposed 2019 Budget was presented, a motion was made by Loyd Saenger to approve the 2019 Budget as presented and it was passed by acclamation. The 2019 Budget is ratified. The Reserve Account Projections were discussed with 2019 expenditures for replacement of mail boxes and repair of the asphalt pull-in at the mail kiosk.

OLD BUSINESS:

1. Minutes of the 2017 meeting, previously approved by the Board, are on the CPNHOA.org website. All minutes and financials are approved by the Board within a few weeks of preparation and posted on the website.
2. Per our CWPP (Community Wildfire Protection Plan) fire mitigation is a required agenda item at the annual meeting. Barb gave a brief review of the plan and the Fire Mitigation Committee. Greg Marquardt served on the committee last year and will serve again in 2019. Resident Stacy Chambers asked questions about our mitigation, and Barb explained in more detail about the open space, our procedures, and use of goats, etc.

NEW BUSINESS:

1. Snow plowing and our snow removal plan discussed. Streets will be plowed at 2" depth by new contractor, BrightView, and cul-de-sac piles will be removed by Designsapes as per previous years.
2. The PineRidge HOA will host the Community Holiday Party at The Ridge on Wednesday December 12, at 6:30.

3. It was suggested that if members haven't replaced their smoke detectors in the past 10 years, they do so. Several residents have had a fireman, Brian Lindeman, replace their smoke detectors. The name of his company is Murphy's Ladder. If anyone would like his contact information, they can ask Barb, Sandy or Arlene.
4. Two trees in the open space were trimmed by a homeowner without Board knowledge or approval. Due to the serious nature of the cutting, the Board contacted several arborists for their inspections and recommendations. The November 12th written assessment was just received and the Board will need time for evaluation and action.
5. Elections: There was a nomination from the floor to nominate Bob Brown for the open Director position. There being no other nominations, Bob was welcomed as a new member of the PineRidge HOA Board. The existing Board Directors were voted another term by acclimation.

OPEN FORUM:

There was no discussion.

ADJOURNMENT:

There being no further business, the meeting closed at 7:55pm.