



COMMUNICATION - TRANSPARENCY - COLLABORATION

Minutes of the PineRidge HOA Board Meeting

**Tuesday, May 14, 2019 7:00 PM
Castle Pines North Community Center
7404 Yorkshire Drive, Castle Pines**

Call to Order:

Arlene Armata called the meeting to order at 7:00 pm. Board members present were Arlene Armata, Barbara Saenger, Sandy Haworth, Dennis Valentine, and Bob Brown. A quorum was established.

Minutes of the February 12, 2019 Meeting of the PineRidge Directors:

Minutes of the annual meeting of the directors held on February 12, 2019 were previously approved by the Board and 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.

Financials:

Barbara reported that we replaced the mailboxes for about \$5,000 less than budgeted from our reserve account. We have not received the final invoice because some minor finishing work needed to be done. She had delayed transferring all the surplus revenue from the operating revenue to the reserve account because the snow removal expenses are already over budget at \$11,500. We budget \$10,000 per year for snow removal expenses. The previous two years snow removal expenses were under budget.

Old Business:

1. Tree Damage: Barbara reported that remedial work is scheduled to be completed this week. When that is completed, we will assess the homeowner and get that expense paid.
2. Mailbox Bulletin Board: Barbara will order a small bulletin board for the mailbox kiosk.

New Business:

1. Snow Plowing and Snow Removal: We will need to spend about \$850 for infrared patching to repair some minor damage to the streets incurred during the winter.
2. Asphalt Near Kiosk: We will be replacing the asphalt in the kiosk area using the same design as currently exists with an asphalt 'roll' on the side facing the landscaped area.

3. Fire Mitigation and MitaGOAT: Barbara was successful in obtaining funding of \$5,000 from the City of Castle Pines and \$500 from the Douglas County Conservation District for our fire mitigation efforts. A big “Thank you” to both organizations. We will be hosting our fire mitigation awareness program and the goat viewing from 10:00 AM to 12:00 noon on June 22. The program location will be in the same cul-de-sac and area as in previous years.
4. Monument Lights at West Entrance: There was a general discussion about the best way to replace the light at the west entrance. The Board will plan on replacing the lighting with lighting less subject to water damage.
5. Landscaping Maintenance Agreements: Arlene will contact the Lifestyle HOA and Villa Carriage HOA to follow-up on the two proposed agreements to cover minor landscaping areas owned by PineRidge HOA.

Open Forum:

Daryl Cadwell noted the recent presence of a large bear near his house and reminded residents to be careful of wildlife.

There being no other business, the meeting was adjourned at 8:04 pm.

Submitted by:
Dennis Valentine
Secretary