



COMMUNICATION - TRANSPARENCY - COLLABORATION

Minutes of the PineRidge HOA Board Meeting

**Tuesday, August 13, 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 7:02 pm. Board members present were Arlene Armata, Barbara Saenger, Dennis Valentine, and Bob Brown. Sandy Haworth was absent because of a work commitment. A quorum was established.

Minutes of the May 14, 2019 Meeting of the PineRidge Directors:

Minutes of the meeting of the directors held on May 14, 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 are under budget for the year on an overall basis but over on the snow removal line item because of heavier than normal snow earlier this year. We replaced the mailboxes and paid for asphalt repair from our reserve account. We previously had projected a 5% increase in Pineridge HOA dues every five years in our strategic financial plan. That would call for an increase in dues in 2020. However, our financials are strong enough that she is not recommending an increase in dues in 2020.

Old Business:

1. Tree Damage Update: Barbara reported that the immediate remedial work has been completed. The arborist also recommended application of kelp extract for the next two years. That will be done as scheduled. The homeowner has paid for all remedial work and costs incurred by the Association.
2. Fire Mitigation and MitaGOAT 2019: We had another successful fire mitigation project and opportunity for the public to learn about fire prevention. We have used the goats for five years to help develop a defensible space near our residences and treat about 14 of our 22 acres of forest. We will begin a maintenance program and not use the goats for a few years in this previously treated area. Barbara reported that we budgeted \$10,000 for this project. However, she was able to solicit about \$6,500 in donations and grants. This program has received state and national recognition and is now being used by other HOAs in the area. Thanks to all the organizations and individuals who helped with this project.
3. Asphalt Repair: We replaced the asphalt near the kiosk for \$4,950 and repaired asphalt in two cul-de-sacs damaged by snow removal for \$875.

4. Monument Lights at West Entrance: We replaced the in-ground monument lights at the west entrance with LED wall lights that shine downward.

New Business:

1. Wall Drainage Pipes: Lifestyle HOA is extending drains from the retaining wall into the open space. Arlene has sent an email to their Board requesting drawings and remedial plans.
2. Landscaping Maintenance Agreements: Villa Carriage HOA has orally agreed to maintain the bluegrass at the entrances. A signed agreement is expected soon. A motion was made, seconded, and passed unanimously to contact the Lifestyle HOA to follow up on a proposed agreement to cover a small landscaping area owned by PineRidge HOA. Arlene and Bob will work on this communication.
3. UMB Reserve Money Market Interest: The 2.34% interest rate on the current account expires in September. After discussion of interest rates and CDs, a motion was made, seconded, and unanimously passed to research alternatives and transfer the reserve accounts to an account that yields the maximum interest. Barbara will get back to the Board with the different alternatives that are available.
4. Snow Removal: Barbara will contact Bright View to begin working on a contract for the 2019-2020 season.
5. Annual Member Meeting: The annual member meeting will be on November 12, 2019.

Open Forum:

A resident expressed concern about weeds located next to Castle Pines Parkway. A Villa Carriage Board member said the area is mowed once a year.

Lisa, who has been our main postal deliverer for many years, is retiring this summer. A motion was made, seconded, and unanimously passed to give her \$100 after she retires in recognition of her long service to our community. Arlene has her cell number and will contact her.

Arlene will contact the Ridge to get dates for our Christmas party.

Residents requested that the speed bumps be more prominently marked. Barbara will get a quote. We agreed to have them repainted after snow season.

There being no other business, the meeting was adjourned at 8:08 pm.

Submitted by:
Dennis Valentine
Secretary