



Minutes of the PineRidge HOA Annual Membership Meeting

**Tuesday, November 12, 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.

Introductions:

The members and Board introduced themselves.

Quorum:

A quorum of 20% of the membership was established with 23 residences represented in person and an additional 22 proxies.

Minutes of the November 13, 2018 Annual Membership Meeting:

Minutes of the 2018 annual meeting 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.

Elections:

Gary Hein was nominated to replace Dennis Valentine. Since there were no other nominations, Dennis moved that we elect the nominees Arlene, Barbara, Sandy, Bob, and Gary by acclamation. Sandy seconded the motion, and the vote to pass was unanimous.

Financials:

1. Year to Date: 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.
2. Proposed Budget: She reviewed the proposed budget for 2020. Historically, \$10,000 has been budgeted for Fire Mitigation. In 2020 that \$10,000 will be designated for the Reserve Fund Contribution increasing that line item to \$26,000. Actual annual fire mitigation costs have been around \$5,000 because grants paid for about half of the fire mitigation project using the goats. The goats have reduced the fire threat sufficiently and will not be needed in 2020. Dennis asked a question about the new Administrative Expense Website. Barbara explained that our website is free as a member of the Castle Pines North Master Association. With its expected dissolution, we will need to create a new website for document storage and access as well as

communications with PineRidge HOA residents. Sandy has volunteered to create our website. There was no objection to the proposed budget for 2020 which was ratified.

3. Reserve Account Projection: Barbara noted it was an expensive year replacing the mailboxes, kiosk asphalt, and monument lights. The original reserve study was done around 2005, and it is updated each year by the Board. In 2015 and based upon the reserve study, the Board started a long term plan to have enough funds in 2034 to replace the asphalt roadway at the end of its 20 year life span. The plan included a dues increase every five years to cover 3% annual inflation. Due to extreme cost cutting and self management, excess operating funds have been transferred to the Reserve Account each year, and the projected dues increase for 2020 will not be needed.
4. Craig Johnston, a member of the VC Board, A member requested that we consider reducing our quarterly dues of \$137.50 by \$10. The Board said they would review our finances and take that under consideration.

New Business:

1. Community Wildfire Protection Plan: Barbara reported that the plan requires that fire mitigation be discussed at each annual meeting. She explained the positive results from using the goats and that fire mitigation will not be performed for the next two or more years.
2. Snow Plowing: PineRidge and Villa Carriage are using the same company, Kona, for snow removal. Currently the contracts call for snow removal for snow fall three inches or greater. Stacey Chambers, a member of the VC Board, raised the question of raising the target for snow removal to four inches to help reduce costs for VC.
3. Monument Lights: A portion of the monument light replacement was paid from the operating account. Barbara made a motion to move \$1,100.62 from the reserve account to the operating account because the light replacement should have been paid from the reserve account. Arlene seconded the motion, and the vote to pass was unanimous.
4. Holiday Party: PineRidge's Holiday Party will be held on Wednesday, December 11. Thanks to Sondra Berry and Arlene for arranging the event.
5. Smoke Detector Reminder: Members were reminded that the sensors in smoke detectors wear out and the units need to be replaced every 10 years.
6. Native Grass and Weed Management Plan: Barbara handed out a proposed plan and discussed its key elements that would include reduced mowing of non-irrigated grass areas that PineRidge HOA is responsible for maintaining. One member expressed concerns about safety because of the presence of snakes and expressed a willingness to pay for continue cutting of grass on Pine Ridge Place. The Board said they would consider her concerns in reviewing the proposed plan.

7. Lifestyle and Villa Carriage HOA Agreements: Barbara described the two proposed agreements sent out earlier to the Boards of Villa Carriage and Lifestyle concerning maintenance responsibility in the areas surrounding the monuments and other small grass areas owned by PineRidge HOA. The agreements have not been signed but the grass areas were maintained this season by the other HOAs.

Stacey and Craig, members of the VC Board, requested a joint meeting to discuss the agreements, snow plowing, and other issues. Barbara asked the Board members from Villa Carriage to set this up.

8. Castle Pines North Master Association Dissolution: Barbara has been the PineRidge HOA delegate to the Master Association for over 15 years. She explained that the need for a Master Association has been diminished with the creation of the City of Castle Pines and the preliminary discussion for dissolution and distribution of an approximate \$400,000 cash asset. There is a provision in the Master Association's documents that states the assets must be dedicated to another governing agency such as the City or the Metro District. These agencies would have to refuse the asset before it could be distributed to the neighborhood HOAs. Barbara polled the members and it was unanimous that the cash asset should go to the HOAs. The Master Association Annual Meeting is scheduled in two days, and Barbara will argue accordingly.
9. Mail Kiosk Bulletin Board Policy on Posting: The Board has decided not to adopt a policy on posting notices but requested that people posting community notices be respectful and identify the author and date of posting.

Open Forum:

Loyd Saenger has been serving as our voluntary bookkeeper since 2015 and is discontinuing his service as of December 31, 2020, which corresponds with the end of our three year period for a formal audit. If the Board finds other accounting services prior to his end date, he will be happy to help provide a smooth transition and step aside. The members thanked him for his service.

There being no other business, Sandy made a motion to adjourn. Barbara seconded the motion, and the vote to adjourn was unanimous. The meeting was adjourned at 8:35 pm.

Submitted by:
Dennis Valentine
Secretary