



COMMUNICATION TRANSPARENCY COLLABORATION

Minutes of the PineRidge HOA Board Meeting
Tuesday, August 11, 2020, 7:00 PM
ZOOM On-line Meeting

Call to Order

The meeting was called to order at 7:00PM. Board directors present were, Sandy Haworth, Barb Saenger, Bob Brown and new director Cynthia Johnson. Director Gary Hein was absent. There were 15 additional residents present.

Introductions

Cynthia Johnson was introduced as the newly appointed Board director to replace Arlene Armata who stepped down in March after giving 5 years of dedicated service as President of the Association.

Financials

Due to changes in websites, financials for the last three months have not been posted. They have been approved by the Board and will be posted to the new website as soon as a few bugs are fixed. In summary - There is approximately \$33,000 in the Operating Account and \$77,000 in the Reserve Account. We are in a healthy position and at year's end we expect to transfer \$10,000 from Operating into the Reserves. Electrical work at the monuments with wiring and new flood lights is a Reserve expense, however was paid from the Operating Account due to check writing capability. Year end accounting will reallocate these expenses from Operation to Reserves.

New Business

- A. The CPN Master Association has been dissolved as of 7.31.2020. After paying expenses, the association will pay remaining monies to the member HOAs. Barb estimates anywhere from \$1000-2000 could possibly be disbursed to PR HOA.
- B. Before the CPN Master Association dissolved, we worked with their website provider to develop a new website for PineRidge HOA which included incorporating 20 years of our financials, minutes and governing documents. Had we not done this, 20 years history would have been lost. Cost to develop website was roughly \$700 plus \$200 for a three year hosting fee. The new website can be accessed at pineridgecastlepines.com Our new email is pineridgecp@gmail.com
- C. With the dissolution we also lost our communication service. We now have a new PR HOA MailChimp account for outgoing email communications. Currently 88 of 100 PR community households are signed up to receive these email communications.
- D. Barb is currently seeking bids for snow removal contracts. Goal is to have something in place by first week in September. We will also discuss with VC and Lifestyles to explore all three HOAs using the same company.

- E. Loyd Saenger has been generous with his time in handling the accounting for PR but will be retiring from that duty at the end of the year. PR is seeking bids for a replacement. We have also contacted VC's new management company for a bid as well.
- F. PR HOA developed a weed and maintenance program which began in June. We contracted with Ray Sperger of Ark Ecological services to spray the area below the flowers at the kiosk to the tree line and the open space area on PR Terrace and PR Place, with a second treatment to be applied in late September or early October. We hope residents and community HOAs respect our plan and not mow or cut native grass in these locations, allowing the grass to regenerate and begin to fill in where the weeds die back.
- G. Due to the disturbance of the soil when the new drainage work was done on the retaining walls by Lifestyles HOA, there is now a thick growth of thistles. Our contractor has provided a ballpark quote of \$500 to treat an approximate strip of 20'-30' x 650' along the retaining walls. A motion was made by Barb Saenger and seconded by Bob Brown to have the area sprayed to manage the weed growth. PR board approved the motion.
- H. A request was made by Craig Johnston, a member of the VC HOA Board, for PR HOA to assume responsibility for weed management and spray area along Castle Pines Parkway. PR Board agreed to look at the area and get back to VC.
- I. PR HOA thanks VC HOA for replacing the roof and gutters on the kiosk. PR would like to offer payment for that work. VC will get back to PR with a recommendation.
- J. The PR Board proposed hosting a Fall outdoor party, possibly at the Ridge since in all likelihood, we will not be having an indoor holiday party this year due to Covid restrictions. Barb will get with Sondra Barry who has organized our past holiday parties to pursue the possibilities.

Open Forum

- A. A member suggested in lieu of party perhaps money should be spent on holiday lighting for the trees at the entrances. Barb will get quotes for both options.
- B. Barb proposed replacing a planted area by kiosk that needs to work with a flagstone patio as it is a nice gathering place with incredible views. Barb and Sandy will get bids and design.
- C. Barb mentioned that mail delivery is getting noticeable slower, so PR will send an email out to residents to make sure they send their dues on time to avoid late fees.

Meeting was adjourned at 8:03 pm