



**Minutes of the PineRidge HOA Annual Membership Meeting**  
**Tuesday, November 10<sup>th</sup>, 7:00 PM**  
**ZOOM Meeting**

**Call to Order**

Sandy Haworth called the meeting to order at 7:03 pm

1. Present: Board members Bob Brown, Sandy Haworth, Gary Hein, Cynthia Johnson, Barb Saenger. 11 proxies were given to the Board
2. 22 Resident members present.
3. A quorum was established.

**Elections**

No additional nominations were put forth from the floor. The current board was nominated and affirmed for another term.

**Financials**

1. Barb Saenger presented Year to Date Expenses, Proposed 2021 Budget, and Reserve Projections. There was discussion from the floor regarding details about budget allocations and reserve projections. Resident Loyd Saenger made a motion to accept the budget as presented. Resident Kathy McCracken seconded. Vote: 14 yays, 6 nays. 1 abstain. Motion passed. Without 51% of the vote to reject, the budget becomes ratified.
2. Barb made a motion to move \$10,000 from the operating account to reserve account to satisfy the 2020 budgeted \$26,000 contribution to Reserves. Cynthia seconded. Motion passed.
3. Barb made a motion to increase the 2021 reserve contribution to \$2166.66 per month in accordance with the reserve projection. Gary seconded. Motion passed.
4. Barb made a motion to move \$1792 from operating expenses to reserve expenses for electrical work completed at the monuments. It was paid out of the operating account because the reserve account does not have bill paying capability. Cynthia seconded. Motion passed.
5. Barb made a motion to forgive .50 cents deficit from a resident's dues to clear the account. Cynthia seconded. Motion passed.

**Old Business**

A reminder was put forth that minutes of the 2019 Annual meeting were previously approved by the Board and can be found on the PR website.

**New Business**

1. Website: All documents, policies etc. can be found on PR's new website: [pineridgecastlepines.com](http://pineridgecastlepines.com).
2. Fire Mitigation: Barb spoke about PR's Community Wildfire Protection Plan which can be found on the website and requires an update at the Annual Membership meeting. There was no mitigation done in 2020 due to the past 5 years of projects that had reduced the amount of wildfire fuel in the 200' defensive zone. The goat management contractor has recommended suspending grazing for 2-3 years.
3. Smoke Detector Reminder: Please change your batteries and note the manufacture date on the smoke detector units. Sensors in the detectors do go bad and they need to be replaced every 10 years to be effective.
4. Holiday Party & Decorations: Due to COVID-19 and the safety of our community, the party has been canceled this year. Based on community input the funds have been reallocated to be spent on decorations at the entrances. Bob headed up a committee which purchased decorations and lights. Expenses to date are approximately \$1000.
5. Snow Plowing: Bob is heading up the snow plowing committee. We have had one snow event so far and Bob is optimistic about the company including the charges.
6. Community Projects: There was discussion from the floor regarding the distribution and accounting of the \$7960 check received from the Castle Pines North Master Association dissolution. Loyd explained the CPA's recommendation that it be categorized as a liability on the financials so the accounting and expenses can be tracked separately from other HOA accounts. PR Board members explained the decision to use the funds for projects that benefit the entire community and include the new stone patio by the kiosk and a weed/native grass maintenance program along CPP.
7. Lifestyle & Villa Carriage HOA agreements: PR is waiting on signed agreements from each of the HOAs regarding responsibilities for mowing at Kiosk (LS), monuments and weed/native grass maintenance at CPP (VC).

### **Open Forum**

1. There was discussion between PR Board & VC Board members present regarding financial responsibility for water at kiosk and monument electricity. Both Boards agreed to discuss at a future meeting between the two Boards.
2. The Annual Meeting of the PineRidge Board of Directors will follow immediately after this Membership Annual Meeting. All are invited to continue to be logged in.

### **Adjournment:**

There being no further business, Barb made a motion to adjourn the meeting. Bob seconded the motion. All in favor. Meeting adjourned at 8:29 PM

Submitted by:  
Sandy Haworth, PineRidge HOA Secretary