



Minutes of the PineRidge HOA Membership Meeting
Tuesday, February 9th 2021, 7:00 PM
ZOOM Meeting

Call to Order

Gary Hein called the meeting to order at 7:04 pm

1. Present: Board members Sandy Haworth, Gary Hein, , Barb Saenger.
2. 19 Total members were present

Financials

1. Year end and January statements are posted on pineridgecastlepines.com.
2. PR has engaged a new accounting firm and they are using quickbooks so the financial format may look a bit different.
3. Audit-every 3 years PR conducts a financial audit. All information has been given to auditor. We most likely will receive results in May or June.
4. Taxes-We do not owe any money this year mostly due to low rates on our CDs. Motion was made by Barb to sign and submit taxes to IRS. Sandy seconded. Motion passed.

Old Business

1. Storage Facility-At the annual meeting in November the board voted to rent a storage facility. After discussion regarding the cost, a member volunteered to use her basement versus renting a facility. That member has reconsidered and another member is looking at space in her garage. Will get back to the board by 2/12 to let board know if it will work. If not, board will proceed with renting storage facility.
2. HOA Agreements-In 2019 and 2020 PR board sent agreements to VC regarding maintenance of entrance monuments and weed management along CP Parkway. They are both owned by VC and PR has done some maintenance to each in the past. However, PR cannot continue to maintain without signed agreements outlining responsibilities and expectations.
3. Contract Renewals
 - a. Insurance Policy- PR should be receiving renewal notice in March. Barb made a motion to approve renewal up to \$1500. Sandy seconded. Motion passed.
 - b. Arbor Gardens-Tree Spraying. Barb made motion to engage Arbor to spray the trees for \$1600. Trees in the open space along property and 30 at the monument entrances. Sandy seconded. Motion passed.
 - c. Weed Spray-Arc Environmental submitted estimates for spraying 2x and 3x. Project was begun last year. Areas included are: 1) Area by kiosk, along PR Terrace and 2 cul de sacs. 2) Along east retaining walls. 3) VC property along CP Parkway. Discussion was held

regarding frequency. Difference between 2x and 3x is approximately \$100 for each area. Note: Spraying on the VC property is paid from the Community Projects Account which was funded by the Master Association dissolution. Gary made a motion to approve areas 1 and 2 for spraying 3x. Sandy Seconded. Motion passed. PR will wait for VC signed agreement before engaging area 3.

New Business

1. Monument Repair

Strong winds destroyed the metal top of the west monument and the open electrical has been covered with a tarp. PR had been taking care of the maintenance per a 2005 agreement between the Boards. At a joint meeting in 2020 VC stated they considered the agreement invalid because there is not a signed copy and they wanted to create another. PR will wait for agreement response from VC before proceeding with how to move forward on permanent repair. Suggestions for fixes were discussed as well as contacting the City regarding their new "gateway" plan and possible cost share. A committee could work on this but there were no volunteers at this time.

2. Board Member

Bob Brown has resigned. There is an opening for a new board member. No one present at the meeting offered to be designated as a replacement so we will continue with 4 board members until the next election.

Open Forum

1. Member asked about PR conducting new Reserve Study. PR Reserve study focuses on three major areas: Streets, Concrete, Kiosk and monuments. Since streets were done in 2014 and mailboxes replaced in 2019 the board feels they can assess remaining repairs and projections annually without the expense of a new study.
2. Member asked about interest in becoming an Audubon Community. Barb explained that this program is primarily about attracting birds and butterflies with native plants. It is a landscaping focus that would be a community wide effort.

Adjournment:

There being no further business, Gary made a motion to adjourn the meeting. Sandy seconded the motion. All in favor. Meeting adjourned at 8:21 PM.

Submitted by:
Sandy Haworth, PineRidge HOA Secretary