



COMMUNICATION    TRANSPARENCY    COLLABORATION

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To: The PineRidge HOA Membership  
From: The PineRidge HOA Board of Directors

Date: August 20, 2021

Facilitating effective communication and collaboration among the three HOAs in Pineridge has sometimes been a difficult endeavor. We, the Board of Directors for the PineRidge HOA, have reached a consensus that it is in the best interests of the community that we step aside and enable a new board of directors take the reins and formulate a successful and constructive plan to unify the community.

This notice is confirmation of our decision to not seek re-election to the Board of Directors of the PineRidge Home Owners Association, at the end of our terms, at the Annual Membership Meeting tentatively scheduled for November 9, 2021. We will continue to fulfill our duties as Directors until the end of our terms, allowing for a transition period of three months for the community to pursue the management and direction they choose to put in place.

It has been our honor to serve all 100 members of the community and our decision to self-manage, while sometimes difficult, gave us the opportunity to save well over \$50,000. We leave the HOA in solid financial shape with sufficient reserves to replace the streets by 2034. Thank you for patience, understanding, and friendship.

Sincerely,

The PineRidge Board of Directors

Gary Hein, Vice-President  
Sandy Haworth, Secretary  
Barb Saenger, Treasurer  
Cynthia Johnson, Member at Large



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**Minutes of the PineRidge HOA Board Meeting**  
**Monday, 8/16/2021**  
**Forest Park Community Center**

**Call to Order**

Gary Hein called the meeting to order at 7:01 pm

1. Present: Board members Sandy Haworth, Gary Hein, Barb Saenger, Cynthia Johnson.
2. 17 Total members were present
3. Gary announced that all questions and comments from the membership be presented in open forum.
4. Gary announced that there was still an opening on the Board and asked for volunteers. No response from attendees.

**Financials**

1. Statements are posted on pineridgecastlepines.com.
2. PR had 5 late pays. One late fee was waived as it was discovered resident passed.
3. Audit- 3 yr audit was completed. Clean audit and no correcting entries were needed. Board acknowledged and signed audit representation letter to return to CPA for final report.
4. Gary made motion to sign the Weidner contract to complete next year's taxes for \$315.00. Sandy second. Motion was passed.

**Old Business**

1. Tree Felling  
Snag tree in open space was cut per recommendation from expert due to close proximity to Daniels Park Road and the potential harm it posed. Snag tree in open space behind Adams' residence was recommended to remain as owls and other habitat are occupying it and it did not pose a safety problem for the house.
2. Weed Spraying  
Second application was applied last week in 3 areas.
3. Irrigation  
Barb explained dry grass next to kiosk was caused by a solenoid that was not working, since repaired. Jerry Golebiewski, President of VC, answered questions as to the status of the flow meter. He said that it will not be replaced

until fall as to not disrupt watering for the summer. Gary made motion to have PR pay half the cost of the meter and installation and that will be responsible for PR water usage. Jerry will sent estimate of what that might be. Barb second. Motion passed.

### **New Business**

1. Community Dumpster  
Barb passed along a resident request to rent a large dumpster for a week so residents can dispose of large items. There was adamant disapproval by members at the meeting and the Board agreed not to pursue.
2. Snow Removal  
Barb contacted USG to submit a proposal again for this coming year. Board agreed to stay with the, pending any significant increases.
3. Concrete/Asphalt Repair  
Concrete has heaved at the curbing near the west entrance and needs to be repaired before snow removal. A-One Chipseal recommended two nearby repairs as well and quoted the immediate heave, a wide transition area next to the heave that is pulling from curb, and the concrete apron dividing PR Way and PR Lane, respectively \$4679, \$4200 and \$2750. Community would like extra bids. Jerry said he will ask VC management company for recommendations.
4. Lifestyle Residents' email Request  
Barb recapped the Board's response to an email request from residents in the PR Place cul-de-sac regarding three issues.  
*What is the problem with yellowing grass by Scott's residence:* Bad solenoid was replaced.  
*Cut the Native Grass in cul-de-sac:* PR HOA has a Native Grass and Weed Management program. Unfortunately someone keeps cutting the weeds and native grass, negating the effectiveness of the Management program  
*What caused the dead tree in open space, it is a fire hazard:* Certified arborist inspected the tree and saw no sawdust from boring or sap residue, noting no bug infestation or disease in that or surrounding trees. He recommended not cutting the tree as it is prime habitat for smaller animals.
5. Monument Discussion moved to Open Forum

### **Additional Items from the Board:**

- 1) PR received a certified letter from Douglas County regarding mineral rights which was forwarded to our attorney to review and determine issue and next steps. Response to County due 11/18.
- 2) PR has been self-managed for the past seven years resulting in a savings of approximately \$90,000 to build back the reserves and tackle various projects. Board agrees it is time to contract with a management company.

### **Open Forum**

- 1) Consider having one management company for all three HOAs.
- 2) Is there a plan for fire mitigation. Referred to Website for CWPP.
- 3) Demand to cut the native grass because of snakes and wildfire hazard.
- 4) Demand to cut down the dead tree because it is a fire hazard.
- 5) PR collects too much in dues resulting in a \$10,000 excess that is transferred to reserves. It should be returned to residents.
- 6) Monument Project and VC Proposal:  
Gary read the VC proposal regarding transfer of responsibility of monument maintenance and PR reserve fund allocation of \$25,500 an amount PR proposed for a monument/signage project. Much discussion included:
  - a) PR will need to adjust budget and reserve projections with regard to dues, irrigation, and management company costs.
  - b) PR should pay for the new metal top.
  - c) PR should honor the unsigned 2005 Property Maintenance Agreement.
  - d) Representatives from all three boards should meet to improve communications.

### **Adjournment:**

There being no further business, Gary made a motion to adjourn the meeting. Sandy seconded the motion. All in favor. Meeting adjourned at 8:59 pm.

Submitted by:  
Sandy Haworth, PineRidge HOA Secretary