



- **The Pineridge HOA Board Minutes for June 6, 2023.**

The Board of Directors of the Pineridge Homeowners Association met on Tuesday, June 6, 2023 by Zoom at 7:03 pm. Those present were: President John Adam, Treasurer Ellen Hanson, Secretary Maggi Markey, and Member at Large Carol Langley. There was a quorum of the Board present as well as several homeowners.

The minutes of the last meeting of the Board of Directors were accepted as prepared by the Secretary.

At the open forum the only comments were from JR Brockman who asked about the fire mitigation treatment of the trees by his home. He was assured that the fire mitigation contractor would be directed to take care of the trees.

President Adam reported that the organization had approximately \$54,000 in cash and \$82,524.00 with a total of \$137K. Maggi Markey reported that Pineridge HOA will receive a grant of \$45,750.00 from Douglas County to assist in fire mitigation of the Pineridge Open Space. The HOA will be responsible for providing a match of \$15,250.00. That amount is available in the HOA budget.

Maggi Markey also reported that she sent out 6 requests for proposals but had only received one bid which was from Deer Creek Forestry Company for \$61,000. She stated there were several reasons why no other bids were received. One non bidder said that he did not bid because he lacked the necessary equipment to perform the work. Another issue is the concern about forestry companies are very busy. The HOA looked into having goats as well but found they were simply unavailable. With one exception, all of those companies who received requests for proposals were recommended either by Spencer Weston of the Colorado State

Forest Service or Jeff Tyler, a Pineridge homeowner, who is a landscape architect with extensive experience with fire mitigation.

Maggi thanked Craig Johnston and Spencer Weston for their assistance in preparing the grant application and for their work in preparing the open space for fire mitigation. She also credited Barbara Saenger and Lloyd Saenger as well as those others who were involved for their efforts in preparing a "Fire Mitigation Plan" for the HOA. This Plan is available in the Documents section of the Pineridge HOA website. The 2023 Scope of Work report will also be posted on the website.

Maggi then moved that the board accept the bid from Easton Eisele of Deer Creek Forestry for the sum of \$61,000. The motion was seconded by Carol Langley and passed unanimously. Mr. Eisele was one of the recommended contractors.

Craig Johnston will notify Mr. Eisele that his bid has been accepted and will supervise the Deer Creek Forestry company in their work on fire mitigation of the open space. Craig has experience in forest management in the past and his volunteer efforts are much appreciated.

In a separate item on the agenda Mr. Johnston was asked to work with the HOA president in determining the number of "No Trespassing" signs needed on the 22 acres open space.

President Adam announced our Christmas party would take place on December 14 at the Ridge Club House. He also stated the cost for Christmas parties has gone up and that it would require an additional \$1000 for the party. Maggi Markey moved that the board supply an additional \$1000 for the Christmas party. The motion was seconded by Carol Langley and passed unanimously. After discussion, the Board agreed that tickets for 2 drinks per adult would be provided.

President Adam announced that there would be a barbecue put on by the Villa Carriage HOA on Saturday, June 17 from 4 to 8 PM. Hamburgers and rolls will be provided and homeowners are encouraged to bring a dish to share. A sign up sheet for food will be placed at the kiosk.

Materials have been placed in the kiosk which are unrelated to Pineridge HOA or the other HOAs and Ellen Hansen was given permission to remove any extraneous materials that are placed in or on the kiosk.

Maggi Markey moved and Carol Langley seconded a motion that Dennis Valentine be appointed by the Board to fill the empty fifth seat on the Board of Directors of the Pineridge Homeowners Association. Dennis has lived in Pineridge for many years and has previously served on the Board. The motion passed unanimously.

The board meeting was adjourned at approximately 8:15 PM.

Maggi Markey, Secretary