



**PINERIDGE HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes                      August 24, 2023**

Board Members in Attendance: John Adam, President; Ellen Hanson, Treasurer; Maggi Markey, Secretary; Dennis Valentine, Board member. Absent: Carol Langley.

President Adam states that there was a quorum of board members present and opened the meeting at 7:10 pm.

Open Forum: No speaker

1. Bylaws: Action to amend the Bylaws regarding elections was deferred by a motion by Maggi Markey seconded by Dennis Valentine and passed unanimously.
2. John Adam reported that the Pineridge HOA financial status was good with \$59,044.48 in Operating funds and \$82,666.31 in Reserves. We have yet to pay our share of the grant match of \$15,250 for the fire mitigation work on the Open Space which is presently going on. Douglas County is committed to pay \$45,750 in grant money.
3. OpenSpace Fire Mitigation: Craig Johnston has been supervising the work by Deer Creek Forestry. He said that Jill from Douglas County had been out to check on the work for Douglas County ARPA . He also said that the contractor had been paid for half of the work and would be paid the rest at the conclusion of the project. The area around the homes that was not included in Spencer Weston's Scope of Work will be mitigated by Deer Creek Forestry.

4. Kona Storage Container: There was considerable discussion of the possible placement of the container for snow removal equipment that sat on Pineridge Way last winter. No area in Pineridge is acceptable to residents. Dennis Valentine moved that no storage containers be allowed on Pineridge streets. The motion was seconded by Ellen Hanson and passed unanimously.

Craig Johnston will explore with Jerry Golebiewski placing the containers on land on the Open Space.

5. Drainage at Pineridge Place: Pres. Adam negotiated a contract with Tree of Life for \$1800.00 to correct the drainage. Maggi Markey moved approval of the contract, Ellen Hanson seconded it and it passed unanimously.
6. Sidewalks: Several sidewalks adjacent to streets are in need of leveling or replacement. Pres. Adam has talked with a contractor about the work and has a bid of \$7500.00. Gregg Marquand asked that at least one more bid be obtained. Maggi Markey moved that the \$7500.00 bid be accepted unless a better bid be obtained. Dennis Valentine seconded and the motion passed unanimously.
7. Firewise: Dennis Valentine discussed his work on reestablishing Pineridge's Firewise certification. The Villa Carriage Fire Mitigation Committee is also considering seeking certification. Firewise is a free program of the National Fire Protection Association and may help Firewise participants with insurance rates and also has a grant program. Dennis Valentine feels that the two action should be separate while Maggi Markey thinks it may be better to join them. No action was taken on this matter.
8. Declarations, Bylaws, Policies and Procedures: Pineridge's documents are very much out of date and both Dennis Valentine and Maggi Markey would like to have a committee formed to work on amending the documents. Homeowners are invited to help and volunteers are needed. John Adam has agreed to set up an initial meeting. Anyone who would like to help should contact a board member.

9. John Adam reported briefly on the two Castle Pines ballot measures to be voted on in November. They concern an increase in the sales tax for street maintenance and a measure to consolidate various parks and open space districts within Castle Pines. The Mayor will address Villa Carriage members on August 28 and will likely address these issues.

10. The meeting adjourned at approximately 8:15 pm.

Maggi Markey, Secretary