

**PINERIDGE HOMEOWNERS ASSOCIATION  
BOARD MEETING.  
December 19, 2023**

In attendance: President John Adam, Treasurer Ellen Hanson, Secretary Maggi Markey, Carole Langley and Dennis Valentine.

President John Adam called the meeting to order at 6:10 pm. A quorum of Board members were present.

Minutes of the August 23, 2023 Board meeting have been corrected and approved.

The Open Forum was deferred until the end of the Annual Meeting agenda.

Old Business: John reported that he and Craig Johnston had walked the area of the Open Space that was not mitigated in the summer with Easton Eisele, the contractor who mitigated the rest of the Open Space. Easton is preparing a bid to complete the work in February 2024.

Maggi Markey moved and Dennis Valentine seconded her motion to clean up the Bylaws by removing all unnecessary references to the developer ("Declarant") from the document. The motion passed unanimously.

John Adam reported that plans for the Christmas party at the Ridge were complete and that 70 registrations had been received.

John Adam reviewed briefly the proposed budget for 2024 and Maggi Markey moved that it be adopted, seconded by Dennis Valentine. The motion passed unanimously.

There was no further business to be done and the meeting adjourned at 6:15 pm.

Maggi Markey, Secretary