

PINERIDGE HOMEOWNERS ASSOCIATION

Regular Meeting of the Board of Directors by Zoom

February 13, 2024 at 6:00 p.m

MINUTES

President John Adam opened the meeting at 6:05 PM. Board members present were: President, John Adam, Vice President Dennis Valentine, Treasurer, Ellen Hanson, Secretary, Maggi, Markey, and Loyd Saenger. President Adam established that quorum was present.

The Board minutes of December 12, 2023, and December 19, 2023, having been corrected and approved by board members, were accepted.

I. President Adam opened the Open Forum for comments from Homeowners.

1. There were was discussion by several people of the snow piles which have been left along the Pineridge streets from the recent storm. John Adam said that he would talk with Ryan from Kona about the piles. There was concern that the snow might impede traffic.
2. Maggi Markey reported that a homeowner had told her that the storm drain on Pine Ridge Court was clogged by pine needles and needed to be cleaned out. After some discussion it was determined that this was likely an issue for the City of Castle Pines. Lloyd Saenger reported that he had a map of the stormwater system in this area and would provide it to board members and other interested parties. Craig Johnston said that storm drain covers in the open space were damaged and needed to be replaced. Maggi Markey stated that she would contact the City about this matter.

II. Financial Report: John Adams presented the financial reports for January 2024 and for December 2023. He eported that in January Income was \$13,750 and Expenses were \$1,841 with Snow Removal at \$1,429 and Utilities \$412. Reserves received \$2,202 for a total of \$56,000.

The financial statements were reviewed and approved by the Board. There were no aging delinquencies reported nor were there any current collection actions.

III. Old Business:

1. Fire Mitigation: Maggi Markey made a motion to approve \$4750 for the completion of fire mitigation at the west end of Pineridge. John Adam seconded the motion. After discussion of the matter it was determined that the mitigation was not necessary at this time but should be revisited in the summer. Maggi Markey withdrew her motion with the permission of the seconder. There was discussion of the graffiti on the rocks in the open space, and it was agreed that it was old.

IV. New Business.

1. The City of Castle Pines has requested that Pineridge support the Happy Canyon-125 project. Dennis Valentine moved and Maggi Markey seconded his motion to write a letter in support of the project. The motion passed unanimously.
2. Loyd Saenger stated that the website needed to be updated with some material added and some material removed. Ellen Hanson said that she had been working with the person handling the website and she would bring to his attention the changes that needed to be made. Loyd agreed to provide her with a list of changes that he had identified.

There being no more business to be addressed, the meeting was adjourned at 6.59 pm.