



PINERIDGE HOMEOWNERS ASSOCIATION

Minutes of the September, 2024 Board of Directors' Meeting

President Dennis Valentine opened the board meeting at approximately 6:30 PM. He determined that there was a quorum present. Those members present were: Dennis Valentine, President; Ellen Hanson, Treasurer; Maggi Markey, Secretary; and Loyd Saenger and Craig Johnston, board members.

AGENDA: Dennis Valentine asked if there were any additions or subtractions to the agenda. Hearing none the agenda was adopted.

MINUTES: The minutes of the last board meeting on July 15, 2024, having been reviewed by board members and corrected, were adopted.

OPEN FORUM: No one wished to speak.

FINANCIAL REPORT: Ellen Hanson reported on the HOA's August finances as follows: Operating Funds: Total Income \$41,300. Total Expenses \$40,754. Total to

Reserves \$10,000. Reserve Income \$10,184. Reserve Expenses \$0.

Total Assets \$26,312.93. Total Liability and Equity \$26,312.93. Reserves \$98,286.36

Total \$124,599.29

No unpaid dues.

OLD BUSINESS:

Snow Removal: Lloyd Saenger reported that he met with Mountain High Lawn and Landscaping, the company that has been contracted with for the 2024–2025 snow season, and has reviewed the areas that can be used to store snow following a storm. He reminded everyone that 4 inches is the amount that will trigger snow removal.

Monuments: Ellen Hanson has been in contact with Architectural Signs.com and has a bid of \$4282.20 for signs that are said to last for 20 years. This will be a budget item in the 2025 budget. The lettering on the signs will be in silver against a green background. ???vote???

Landscaping: Craig Johnston has agreed to look into landscaping around the monuments. He has talked with Jeff Tyler regarding a potential architect to develop a plan for the areas and possibly for the kiosk area as well. The board was in agreement that the areas should be designed for low water usage and inexpensive long-term maintenance.

Christine Williamson stated that she knew of a source for free rocks.

Stop Sign: The broken stop sign has been repaired for a cost of \$470.

NEW BUSINESS:

Christmas Party: Loyd Saenger has arranged for a Christmas party at the Ridge Clubhouse on December 12, 2024 from 5 PM until 8 PM. Rather than a dinner, the party menu will consist of heavy hors d'oeuvres. Invitations will be sent out through Evite and those wishing to attend will be required to make a reservation. Maggi Markey made a motion to approve the plans as presented and the motion was seconded by Craig Johnston. The motion passed unanimously.

HOA Management: Dennis Valentine reviewed the reasons why the board was considering going from self management to a management company. He stated that a number of bids had been received with three receiving serious consideration. Dennis,

Loyd Saenger, Ellen Hanson and Maggi Markey interviewed RowCal at their office and

were in agreement that the company's services seemed to be a good fit for Pineridge and the price was appropriate.

Lloyd Saenger made a motion to retain RowCal starting January 1, 2025 subject to the approval of the budget at the Pineridge HOA annual meeting in December. The motion was seconded by Ellen Hanson. The motion passed with four votes of approval and one abstention.

Parking: Dennis Valentine reviewed the Pineridge parking policies and stated that no parking is allowed on the streets of Pine Ridge from 11 PM to 7 AM without prior permission. Parking is also not allowed on the streets when snow removal work is expected.

Octoberfest: An Oktoberfest party is planned by Villa Carriage for October 2. Villa Carriage has asked that Pineridge HOA help with the expense of the party. Maggi Markey moved and Craig Johnston seconded a motion to provide \$50 out of the Christmas party budget. The motion passed unanimously.

There being no further business, Maggi Markey made a motion to adjourn the meeting and Craig Johnston seconded the motion which passed unanimously

and the meeting adjourned at 8:45 pm.

Maggi Markey, Secretary