

Board Present: Arlene, Maureen, Marilyn, Barb, Sandy
Also: Ron Valiga, Hallmark Management

Time: Friday 1/9/2015, Started 3:00 pm - 5:00 pm

Meeting Dates: Ron has a conflict with scheduled board meeting dates. Board Meeting Dates changed to Second Tuesday quarterly months: 2/10, 5/12, 8/11, 11/10 (annual meeting). 7:00 pm at HOA2 clubhouse.

Bad Debt: Ron notified attorney 12/22/2014 to close file on Bruss \$2435.19 loss to Accounts Receivable. 12/19/2014 attorney prepared demand letter and lien letter to Bruns in amount of \$902.48, to collect \$599. Barb had problems with automatic incurring legal fees without prior board consultation. Did read Collection Policy and noted HOAs managing agent may direct attorney to proceed with all remedies to collect delinquent including liens and foreclosure etc. Barb would like to change collection policy to reflect collection/legal fees must be presented to board prior to any collection action, and authorization to proceed and incur collection/legal costs must be a board majority decision.

Street: Gene the owner of Straightline will guarantee work and materials for 2 yrs from date of installation. Arlene asked for it in writing. Ron said Tony from Straightline will provide an estimate for crack sealing along edges to be done in spring. The asphalt was intentionally higher at edges to allow water to drain properly into gutter. And an estimate for seal coating in the spring, however his professional recommendation is 2 yrs after an overlay project. Barb asked for their map showing areas of asphalt that received the large cut outs down to the substrate, in hopes of verifying cracks after the overlay are not the same as worked areas.

Audit: Verbal quote from L R Compton for audit \$3500 plus \$500 to prepare tax return. This company has done PineRidge audit in past and does for all properties Ron manages. Must wait for all end of year paperwork to come in late Jan early Feb, will then make adjustments and file an extension to May. Audit to be done around May. Ron said engagement letter in the mail.

Trees: Barb will supply Ron with map, maybe from Google earth, with trees marked that would be watered in dry spells. To be supplied to estimates from Keesen and Swingle. Still no invoice from the Ridge, how many and which trees they watered in 1-1/2 hrs.

Tree Spraying: Arbor Garden verbal quoted \$840 to spray 140 trees at entrances and in track A for Ips Beetle. Swingle to provide a quote.

Snow Removal: For budgeting purposes. 4" snow depth approximate \$400 street and sidewalk removal, piled into cul-de-sacs. \$300-\$650 to remove snow piles based on equipment used and mobilization.

West Monument Light: On a photo cell but in shade of tree. Mike Czerwinski has offered to change to a clock timer. Timer cost approx \$35-\$50. Discussion on volunteers not covered by our insurance. Ron will check with Jewell Ins for cost on this extra coverage.

Board Packet: Ron will email to board members 1 week prior to board meeting. He will email us now minutes from Annual Meeting and last Board general meeting, probably Sept or Oct.

RBC Investment: Account manager Gene West. Barb will check for electronic statements.

