

**PINE RIDGE HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE NOVEMBER 2, 2010 ANNUAL MEETING**

**CALL TO ORDER**

Don VanPutten, President called the meeting to order at 7:03 PM. Directors present: Frank Mancini, Mike Mauck, Tracy Nash & Kathy McCracken. Also present was Ron Valiga of Hallmark Management.

**ESTABLISH QUORUM:**

It was determined that 11 members were present and 14 represented by proxy to establish a quorum per the by-laws.

**MINUTES:**

On a motion by Mike Mauck, 2<sup>nd</sup> by Frank Mancini, the membership approved the minutes of the 2009 Annual meeting

**BUDGET EXPLANATION:**

Tracy Nash presented the proposed 2011 budget, which is very similar to the 2009 budget with no increase in dues. On a motion by Tracy Nash, 2<sup>nd</sup> by Mike Mauck the proposed 2011 budget and 10/31/10 financials were accepted by the membership unanimously. Ron explained the year to date financials.

**ELECTION OF DIRECTORS:**

Don Van Putten announced that all 5 Director positions are up for election. Directors Don Van Putten, Kathy McCracken, Frank Mancini and Mike Mauck agreed to run for election. Tracy Nash will not seek re-election. Don Van Putten asked for nominations from the floor. Bill Gratix and Gene Owens were nominated. Gene declined the nomination. As there were no other candidates, the membership approved by acclamation the slate of candidates on a motion by Frank Mancini, 2<sup>nd</sup> by Gail Murray.

**TRACT A OPEN SPACE:**

Don VanPutten noted no fire mitigation was needed this past year. A member suggested a thinning of the trees is needed behind 1445 PR Lane.

**SAFETY COMMITTEE:**

The Safety Committee recommended that the speed limit be reduced and new signage be posted. No trespassing signs along Daniels Park Road were also suggested.

**OPEN FORUM:**

Don explained the snow removal processes due to the design of the community. Each community (VC, PR & Lifestyle) make the call on when to remove snow. Coordination of calling for removal is done by the Presidents and the Management Company. Plies of snow will no longer be piled up in the cull-du-sacs due to emergency access needs. Pine Ridge will pay for the extra moving of the snow. Roger Emblem presented a proposal for Tract A tree removal. The proposal will be discussed at the next regular Board Meeting on January 19<sup>th</sup>. The streets have recently been crack filled. A CPN Master Association representative is needed.

**ADJOURNMENT:**

As no further business was brought before the Board, the meeting was adjourned at 6:46 PM.

Respectfully submitted

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Kathy McCracken, Secretary