

PINE RIDGE HOMEOWNERS ASSOCIATION

MINUTES OF THE OCTOBER 19, 2011 ANNUAL MEETING

CALL TO ORDER

Don VanPutten, President called the meeting to order at 7:05 PM. Directors present: Frank Mancini, Mike Mauck, Bill Gratrix & Kathy McCracken. Also present was Ron Valiga of Hallmark Management.

ESTABLISH QUORUM:

It was determined that 15 members were present and 7 represented by proxy to establish a quorum per the by-laws.

MINUTES:

On a motion by Kathy McCracken, 2nd by Bill Gratrix, the membership approved the minutes of the 2010 Annual meeting with 2 spelling corrections.

BUDGET EXPLANATION:

The proposed 2012 budget, which is very similar to the 2011 budget with no increase in dues was reviewed. On a motion by Bill Gratrix, 2nd by Frank Mancini the proposed 2012 budget and 9/30/11 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 Bill Gratrix and Mike Mauck agreed to run for election. Don Van Putten asked for nominations from the floor. There were none. As there were no other candidates, the membership approved by acclamation the slate of candidates on a motion by Loyd Saenger, 2nd by Ritva Mancini.

TRACT A OPEN SPACE:

Barb Saenger reported that the City & County were working on a fire mitigation plan for the City HOA's. Pine Ridge is the only community with a fire mitigation plan in place at this time and will be used as a basis for other communities. There is no need for any fire mitigation work at this time, perhaps in 2 years. On a motion by Frank, 2nd by Kathy McCracken fire mitigation work will be deferred for at least one year.

MAILBOX Kiosk PROJECT:

Currently the area is being used by Lifestyles as a staging area for a wall rehab project. An overall plan was being developed due to the construction in the area. Tree removal costs are based on the contractor being on site with the wall project. On a motion by Frank, 2nd by Kathy, removal of 3 cottonwood trees was approved, costs not to exceed \$700.00. Barb will Chair the Committee to finalize landscaping plans.

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. Overnight parking on Pine Ridge Streets was discussed. Chronic violators will be fined and or towed. Christmas lights will again be installed on the entry ways.

ADJOURNMENT:

As no further business was brought before the Board, the meeting was adjourned at 8:25 PM.

Respectfully submitted

Kathy McCracken, Secretary