

PINE RIDGE HOMEOWNERS ASSOCIATION
MINUTES OF THE OCTOBER 16, 2013 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 enough members were present or represented by proxy, 16 present, 8 proxies to establish a quorum per the by-laws.

MINUTES:

There was a correction to the 2012 minutes. Sondra Berry made the 2nd to approve the 2012 budget, not the 201 budget. The minutes were approved on a motion by Frank Mancini, 2nd by Bill Gratrix.

BUDGET EXPLANATION:

The proposed 2014 budget was explained by Bill Gratrix. On a motion by Frank Kellen, 2nd by Sally Zemp the proposed 2014 budget and 10/30/13 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.

TRACT A OPEN SPACE:

Fire mitigation bi tract A was discussed. ^{\$5,000} \$3,000 is budgeted yearly for fire mitigation with biannual mitigation to be performed. Mike Mauck explained the logic of the 2013 mitigation project and options for future mitigation. Minor erosion issues were noted. Frank Kellen noted the fire mitigation being done does not comply with Colorado fire mitigation standards. There are 2 pine trees in his back yard that are 15' away from his house. He requested written standards be developed for PR fire mitigation. Kathy McCracken noted that Douglas County & the CO. Forest service were involved with the PR fire mitigation. Also noted were the standards Frank was referring to were for homes in a forest area, vs an urban setting like PR. Roger Emblen noted the CWPP is re-writing a plan for Douglas County. Mike Mauck also noted that PR used fire mitigation experts to determine mitigation needs for tract A. The trail head is being installed by Douglas County

STREET PAVING PROJECT:

Mike Mauck explained the street paving project. 30+ areas are being repaired at the cost of \$40,000 (\$38,427.43 + contingent items). Multiple bids were reviewed for the work. Frank Mancini also noted the reserve study called for major work to be performed on 2014. A soil sample & study was suggested to determine the quality of the base of the streets. Bill Gratrix reviewed the need for speed bumps to mitigate speeding on the streets. The streets are privately

owned and the liability is on the HOA should something happen. A lower & wider speed hump was suggested. The

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.

ADJOURNMENT:

As no further business was brought before the Board, the meeting was adjourned at 9:00 PM.

Respectfully submitted

Kathy McCracken

Kathy McCracken, Secretary