

Pine Ridge POA – BOD Meeting Minutes – February 14, 2022

Betty called the meeting to order at 6:15PM.

Board Members present were Betty Black, Tom McEwin, Hector Avila, Lynne Prochazka and Laura Yasco. Owners present were Patti McEwin, Suzette Henshaw and John Marr. Sabra Fermin and Robert Bundy were present representing Bundy Appraisal & Management.

Betty called for the approval of the January 10, 2022 minutes. It was noted that the inspection date of the lagoons was wrong- it should have been April instead of March. Tom moved that the minutes be approved as corrected, Hector seconded the motion. The motion passed.

Old Business:

Robert reported on the quote received from Thomas & Hutton to complete the annual lagoon system inspection and send results to the Town as required. The quote is for \$6,500.00. Tom moved and Hector seconded the motion to hire Thomas & Hutton to complete the annual lagoon system inspection. The motion passed.

Betty is to request pictures of the flooding potential prior to approving the changing out of the catch basin top across from 38 Pine Ridge Dr.

Tom reported that the Audit has been scheduled for May of 2022.

Committee Reports

ACC: Sabra reported on the ACC activity for the past month and what is pending.

Community Improvements: Tom reported he has been in contact with a manufacturer of flag poles and is investigating the options and possible locations to install it. Discussion took place around the need of cameras in the playground area, it was decided that since the Board is still considering the options in the playground area that cameras will be placed on hold. Betty and Robert, will meet on Thursday the 17th at 10AM to attempt to determine how much land is available in the playground area. Board Members and Committee Member are welcome to attend.

Grounds: Betty reported that Andrew will be working on the cul-de-sac islands where tree have been removed.

Parking & Security: Betty reported on the inspections received from Securitas Security. Discussion took place about possibly changing the hours that they are in the development. Betty is to look into it.

Social & Communication: Patti reported that the newsletter is due out the first part of March. Laura expressed a desire to continue to be on the Social Committee.

New Business: No report

Management Report: Sabra and Robert went over the management report which was emailed to the Board.

Finance: Hector and Robert give the financial report. The Association is in good financial condition at this time.

Visitors Comments: Mr. John Marr, discussed the parking rules and recommended that the Board look into changing some of them.

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Hector moved and Tom seconded a motion to go into Executive Session at 7:69PM, the motion passed.

Hector moved and Tom seconded a motion to come out of Executive Session at 8:10PM, the motion passed.

Hector moved and Tom seconded a motion to approve, the action discussed in executive session, the motion passed.

Betty adjourned the meeting at 8:16PM