

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

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

Board members Betty, Hector, Laura and Tom were present. Board member Lynne arrived shortly thereafter.

Patti M and Suzette H were present. Kathy and Robert B from management were present.

Tom moved and Hector seconded a motion to accept the October 10, 2022 Board Meeting Minutes as written. The motion carried.

ACC. Betty reported that an owner had painted their gable vent black and directed management to tell the owners they must paint the gable vent the original color. Kathy reported that an unapproved fence was installed and that the owner was told that it must be taken down.

Community Improvement. Tom questioned the effectiveness of the rumble strips. Betty is to send Board Members information she has on speed bumps that can be purchased locally or on line. Robert is to contact Bryan Doughty regarding the construction of an enclosure around the flag pole.

Grounds & Lagoon. Betty reported that pine straw was installed at several location and that SC Landscape is to install flowers and pine straw at the entrances this month. The time of the lights coming on and going off was discussed. Betty is to look into changing the settings.

Parking & Security. It was reported that some owners or tenants continue to park on the streets and block sidewalks. Discussion took place regarding Securitas and Parking Boss. Betty made a motion to pay Parking Boss for one years' service in advance as there is a saving if it is paid in advance. Tom seconded the motion and the motion carried.

Social& Communication. Patti had no report. Laura presented the playground committee concept of the playground area reconfiguration. After discussion it was decided to present the concept to the full community at the December 12th, 2022 Annual Meeting.

New Business. Kathy presented the proposed Annual Meeting package, after discussion it was approved to be mailed out as submitted. Next the proposed budget for 2023 was discussed with no increase in Association Fees. Betty moved and Hector seconded that the proposed 2023 Budget be approved. The motion carried.

Management Report. Kathy and Robert gave the management report. Robert reported that the estimate to replace the damaged stop sign pole, transfer the signs from the old post to the new post and to relocated to no parking signs is \$628.45. All Board Members approved the expense.

Finance report. Hector and Kathy gave the finance report. The Association has Total Current Assets of \$743,033.18.

Discussion took place regarding a fine imposed on an owner for not complying with ACC Standards regarding sending in a submittal to paint their house. Betty moved and Laura seconded a motion to the leave the fines in place, the motion carried.

Visitor comments. None

Executive Session. None

Betty adjourned the meeting at 7:52PM

Robert