

Pine Ridge POA – BOD Meeting Minutes –September 12, 2022

Betty called the September 12, 2022 Pine Ridge Board Meeting to order at 6:15PM. Officers present were Betty, Laura, Lynne and Tom, Hector was unable to attend.

Guest owners present were Don Black, Patti McEwin and Suzette Henshaw, Ryan Novitski and Karen Keenan requested to attend, however they did not sign it.

Kathy and Robert Bundy were present representing management.

Lynne moved and Betty seconded the motion to accept the August 8, 2022 Board Meeting Minutes as written. Motion carried.

ACC Committee report was given by Kathy and Betty. One ACC approval was given prior to tonight's meeting. Tom moved and Laura seconded the pending approval of the installation of a screen porch at 35 Heather Glenn, motion carried.

Community Improvement report given by Betty, Laura and Tom. The flag pole and light system are in. Betty has been talking to three different vendors on getting the flag pole installed. Robert is to follow up on one of the vendors. Laura continues to work on the playground upgrade. Once a concept is approved, installation should take between 6 to 8 weeks. Patti provided photos of possible walls to be constructed around the flagpole once installed. Robert reported that he has asked for information from a camera system provider.

Grounds & Lagoon Betty reported that the inspections have been completed, Kathy informed the Board that inspection letters have been sent to all owners. Betty continues to work with Matt of SC Landscape regarding landscape enhancement projects.

Parking & Security Betty reported continuing work with Chris with Securitas on scheduling issues. Tom reported that some owners have a problem with providing the Association with their automobile information. It was recommended to get a price to install two additional speed humps at the intersection of Pine Ridge Drive and Heather Glenn, near 60 Pine Ridge Drive.

Social & Communication, Patti reported that the Subdivision wide yard sale is scheduled for October 8th and Subdivision wide clean up date is scheduled for October 17th.

New Business, a resident sent in an email regarding another resident's dog. The Board discussed this and decided that a letter be sent to the resident with the problem.

Kathy and Robert gave the management report.

Kathy gave the financial report.

Visitors Comments, there was discussion concerning animals being allowed to roam loose. It was decided that an email should be sent to residents reminding them to be responsible for their animals.

Betty moved at 7:53PM to go into executive session, Tom seconded the motion. Motion carried. Discussion took place regarding conditions of certain properties.

Tom moved at 7:59PM to come out of executive session, Lynne seconded the motion. Motion carried.

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Betty adjourned the meeting at 8:05PM.