

Pine Ridge POA – BOD Meeting Minutes –March 13, 2023

Betty called the meeting to order at 6:16PM.

All Board Members were present. Patti was present and I was present.

Laura moved and Betty seconded that the February 13, 2023 Board Meeting Minutes be approved as written. Motion carried.

ACC-Robert gave the ACC report, three approval letters were written since last month's meeting. There are no pending ACC applications as of March 13, 2023. Three Violation letters were sent since last month's meeting.

Community Improvement-No report from Tom. Laura stated she would resend the proposal for phase II of the playground and asked that each Board Member review it so a decision can be made about moving forward. Betty reported that she had talked to Mike Larsen with Nitelites, Mike informed her that lights have been ordered and he hopes to have them next week or the first week in April.

Grounds & Lagoons-Betty brought up the replacement of the privacy fence that Centex installed. After much discussion Lynne moved and Tom seconded a motion to remove the fence and inform the community of their decision. Motion carried. Betty had no report on lagoons.

Parking & Security-Lynne reported that the town's police department would patrol Pine Ridge for \$52.50 per hour with a minimum of three hours per patrol. Lynne is to get back with the town for more details. The Board asked management to solicit quotes from other security companies. Robert reminded the Board that they need to come up with details on what is expected from the security companies. Betty is to discuss with an owner whose tenant had to have the police come to their house.

Social & Communication-Patti and Betty reported that some 20 owners have signed up for the community clean up day. Betty reported that Matt with SC Landscapes will do the street sweeping after Easter and that the inspections of sites will take place in April.

New Business-The reply from the Association's attorney regarding rentals was discussed. Each Board is to review the reply and then the Board will decide which action they wish to take.

Management-Robert gave the management report which was emailed to all Board Members.

Financial-Hector gave the financial report.

There were no visitors' comments.

Betty moved and Lynne seconded a motion to go into executive session, motioned carried at 8:01PM.

Betty moved and Lynne seconded a motion to come out of executive session, motioned carried at 8:08PM.

Betty moved and Lynne seconded a motion to fine the owner of a Torrey Lane home \$500.00, if another complaint is received regarding dogs.

Betty adjourned the meeting at 8:09Pm.

Robert