

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

Board members present were Tom, Laura, Lynne and Hector. Betty arrived late.

Guests were Patti, Kathy and Robert, Mike Larson from Nitelites.

Discussion took place with Mike regarding proposed lighting for the Buckwalter entrance (\$8284.60) and McCracken (\$8284.60) entrance. Tom motioned and Laura seconded a motion to accept the proposals from Nitelites. Motion carried.

Betty came in just prior to the vote to accept. A question was asked regarding time line, Mike said he would have to talk to his partner, however typically they are 4 to 6 weeks out.

The meeting was called to order by President Betty at 6:52 PM.

Tom motioned and Lynne second the motion to approve the January Board meeting minutes as written. Motion carried.

ACC: The request to widen the driveway at 64 Pine Ridge Drive was approved as submitted.

Community Improvement: Laura reported on the plan for phase II of the playground project. She is also continuing her work on planning socials with the assistance from Hargray. It was recommended that additional partners such as Dominion be looked into. Tom moved and Lynne seconded the motion to reimburse Betty for the cost of the 3 cameras (\$599.97) and the cost for the data service subscription (\$204.93 for the 1st discounted subscription) for each camera at the playground. The motion passed. Note: the two additional subscriptions are anticipated to be \$216.00 each,

Ground & Lagoon: Betty reported that she has asked Matt to have the trees over the sidewalks and around street lights trimmed. No report on lagoons. The Board approved getting quotes to replace the wooden privacy fence that runs behind portions of Bostail Crescent, Torrey Lane and Grove Way. Robert is to solicit bids.

Parking & Security: It was reported that Securitas has been given notice that their services will no longer be required as of February 28, 2023. Betty reported that the Flock Camera system has been installed. That each Board Member along with Management will be able to log on and see what the cameras see. Betty reported that an incident took place a couple of days ago and the police are investigating.

Social & Communication: A community cleanup day needs to be scheduled perhaps in March or April. Laura reiterated that she is still planning on having a social at the playgrounds.

New Business: Betty was elected President of the Association, with Lynne as Vice-President, Hector as Treasurer, Tom as Secretary and Laura as member at large.

Management report: Kathy and Robert gave the management report and answered questions.

Finance Report: Hector lost contact with the zoom meeting so Kathy gave the treasurer report.

Visitor Comments: Patti discussed the concern around the number of rental properties and the lack of enforcement. Discussion ensued with a decision to look into what it would take to add restrictions on rental properties and their owners.

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Lynne moved and Betty seconded a motion to go into executive session, motion carried at 8:13PM. Discussion ensued. Tom moved and Lynne motioned to come out of executive session, motion carried at 8:30PM.

Management is to send the owner of 7 Torrey a letter/email. Management is to send the owner of 5 Pine Ridge Drive a letter/email. Betty is to discuss with Patti the Association's website.

Tom Moved and Lynne seconded a motion to adjourn at 8:31PM motion carried.

Robert