

Pine Ridge POA – BOD Meeting Minutes–June 9, 2025

PINE RIDGE POA BOARD OF DIRECTORS MEETING MINUTES

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

Betty was the only Board member present in person, Gabriel and Hector were present via Zoom. Patti McEwin, Laura Yasco, Keith Evans and Chip Duncan were present via Zoom. Owners present in person were David Bryan, Jim McNair, Karen Nolan, Charles Johnson and Lynn Price.

Betty made a motion to accept the May 12th Board Meeting Minutes as written, Hector seconded the motion, the motion passed.

ACC Report: Hector stated that there had been three ACC approvals since last meeting.

Community Improvement: Gabriel reported that signs have been added to the Community Board. The Board will be used by the Board and by residents to post their services. He would like to the community events posted on the Board and would like to see the events posted on the Association's website.

Grounds & Lagoon: Betty reported that new pine straw was installed, the lights at the Buckwalter entrance have been repaired. There has not been any action on lagoon inspections.

Parking: Gabriel reported that the flyers and mailer regarding parking have been ordered and should be coming in soon. Charles Johnson and Betty will be assisting Gabriel in distributing the flyers, then the mailers will be sent. He hopes to have the flyers and mailers out before July 4th. There will also be a note that no motorized or electric vehicle allowed in the park.

Security: Betty, official no report. There was a rumor about a firearm being discharged, but no police report.

Social & Communication: There is the Hot Diggity Dog Day, Palmetto Pops and dog parade scheduled for July 16th.

Old Business:

- A. Approved Colors, there was discussion regarding the colors and siding sample distributed last month. There will be a discussion via email and a decision will be made by the Board and communicated to the community.
- B. Scholarship Proposals; No report from Lisa. Discussion continued.
- C. Discussion/solutions regarding yard plantings. A survey was put on FaceBook, the results are to be shared with the Board. Betty has sample bags for individuals to use to take samples to the Clemson Extension Service for testing. There was also discussion regarding trimming of trees in front yards.
- D. Lagoon Inspection proposals. Discussion took place regarding the three proposals to inspect the Stormwater Lagoon system. Betty moved to accept the proposal from Sabine & Waters, Hector seconded the motion, the motion carried.

New Business: There was an owner who thought that a camera in the park was looking into his house/property. Betty met with the owner and showed the view from the camera, which clearly does not look into their house or their back yard.

Management Report was given by Robert.

Finance Report was given by Hector.

Questions and Answers: Discussion took place regarding the Rules and Regulation's translated to Spanish. It was decided to ask Meredith Bannon her legal advice on how to handle the translation. There was discussion regarding trimming of trees that overhang the sidewalks and over streets. It was decided to get a proposal to trim trees that overhang the streets to a certain height.

Betty adjourned the meeting at 7:31PM.

Respectfully submitted by Robert