

Pine Ridge POA – BOD Meeting Minutes–August 11, 2025

PINE RIDGE POA BOARD OF DIRECTORS MEETING MINUTES

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

Board member present in person was Betty and Hector, Jill were present via Zoom. Lisa was unable to join via Zoom, Betty contacted her by phone, she joined the meeting via phone.

Five property owners were also present in person. No owners were present via Zoom.

Hector moved and Jill seconded that the July 14th, 2025 Board meeting minutes be approved as written. The motion carried.

ACC: Hector reported that they were three submittals approved and one not approved.

Community Improvement: Gabriel was not able to attend; there was no report.

Grounds & Lagoon: Betty reported that the trimming of trees at the entrance and around street lights did take place. Inspection of the lagoon banks will be done in September.

Parking Committee: No report. An owner expressed his appreciation for the door hangers.

Security Committee: Betty is working on solving the problem with people blocking the McCracken entrance during school drop off and pick up. Betty is planning on attending the Town's meeting with the Police Department.

Social & Communication Committee: Lisa reported that the B Dog Day was a great success and she is looking for two volunteers to join the committee. Popsicle day is August 26th from 3:45 to 4:15PM, there will be free popsicles on that day.

Old Business:

Approved Colors: Hector moved and Lisa seconded that the colors submitted be approved. The motion carried.

Scholarship: No report.

Discussion for solutions/ideas for owner's yards: Betty attended a meeting where she obtained information with recommendations for plants and testing. She asked that the information be sent to all residents.

Trees in Common Areas: Deferred to Management report. Robert reported that he had not had any luck getting a firm that wanted to provide a proposal to address the trees in the wetlands that back up to private sites. He did have a discussion with the town regarding the requirements for removing trees in wetlands.

New Business: n/a

Management Report: Robert gave the management report. Discussion took place regarding trees in wetlands and the town's decision to remove the equipment they installed to reduce the run off into the May River. There are 48 owners on receivables as of August 2nd. The Association has seven liens filed.

Finance Report: Hector gave the finance report.

Questions and Answers period took place: Discussion took place regarding debris removal after a storm. It was mentioned that some trees/bushes around some street lights did not get trimmed. The Board is to look into which lights did not get trimmed. There was some discussion regarding bushes on lagoon banks and trash within the lagoons. It was

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mentioned that a house on Pine Ridge Drive has a tarp on the roof and another house on Pine Ridge Drive has a storage area on the side with a tarp on. It was mentioned that the issue with children on motor bikes has gotten better.

Executive Session: The Board voted to go into executive session. The Board voted to come out of executive session.

The Board voted to inform an owner of property on Torrey Lane, that they must remove the un-approved driveway extension within 30 days or they would be fined \$50.00 per day until the extension is removed.

Meeting adjourned at 7:24PM.

Respectfully submitted by Robert