

Pine Ridge POA – BOD Meeting Minutes–October 13, 2025

PINE RIDGE POA BOARD OF DIRECTORS MEETING MINUTES

Betty called the meeting to order at 6:15PM. Board members present in person-Betty Black. Board members present by Zoom-Jill Murphy, Gabriel Yasco and Lisa Beluzo.

Owners present in person-None. Owners present by Zoom-Patti McEwin, Laura Yasco and Ana Orellana.

Robert Bundy from Bundy Appraisal & Management was also present in person.

Betty moved and Jill seconded a motion to approve the September 8, 2025 Board Meeting Minutes as written. The motion passed.

Betty reported that three ACC submittals had been received and acted upon. One ACC submittal came in today and had not been decided on as of the time of this meeting.

Gabriel reported for the Community Improvement. Robert reported that quotes had been requested to remove the old border and install a new border around the playground equipment. As of the meeting time, one proposal to remove the old border and install the new border had been received at a cost of \$4,000.00, labor only. Also, one quote for the new border had been received at a cost of \$3,203.00. Robert also reported that an additional quote to install a poured rubber mat had been requested.

Betty reported for the Grounds and Lagoon Committee. It was decided that Robert would request quotes to repaint the stop bars, crosswalks, speedhumps etc. and patch a pothole in front of 11 Spruce Drive.

Gabriel reported for the Parking Committee. Gabriel, Betty and owner Mr. Johnson will be looking at difference locations within Pine Ridge where additional parking spaces may be developed. Gabriel will be getting out the mailings regarding parking in the subdivision, a problem arose last month and they did not go out.

Betty reported for the Security Committee. It was pointed out that someone in the subdivision would need to step up to monitor and service the cameras in the park.

Lisa reported for the Social & Communication Committee. Due to the lack of assistance from residents there will not be a chili cookoff in November. The yard sale has been rescheduled for Saturday October 18th, 2025, since it was rained out on Saturday October 11th. Some of the food trucks which were to be at the October 11th yard sale will not be able to be at the October 18th yard sale. The Halloween party is still on from 5PM to 6PM. The Christmas party is still on.

Old Business:

Scholarship Proposal-No report

Confirmation of Hardi Plank as approved replacement for Vinyl siding-No action

New Business- Robert reported that he had contacted three tree companies regarding tree removal and or trimming in the neighborhood. One company has partially responded to the request, one company their personnel had been sick but promised to look at the trees this week and one company has not responded.

Robert gave the Management Report.

Robert gave the financial report. The proposed budget for 2026 was provided to the Board previously for their review. The proposed budget is to keep the current assessment at \$540.00 a year, with a discount of \$40.00 if the year is paid in full before the end of January. Jill moved and Gabriel moved to accept the proposed 2026 budget as presents. The motion passed.

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Questions and Answer- Discussion took place regarding the number of vehicles towed in any given month and the possibility of getting more information out on social media.

7:12PM Betty moved to go into executive session, Gabriel second the motion. The motion passed.

7:15PM Betty moved to come out of executive session, Gabriel second the motion. The motion passed.

7:16PM Betty adjourned the meeting.

Respectfully submitted by Robert