

## **MINUTES OF BOARD OF DIRECTOR'S REGULAR MEETING**

Wednesday October 26, 2022, at 6:00 P.M.

### **Approved as Submitted**

The Chair announced that the meeting is called to order at 6:00 pm, and to let the minutes reflect that all five (5) Board members are present. John Hyde, President, Bill Miller, Vice President, Susan Wassermann, Secretary, Wayne Tuch, Treasurer, and Mike McCoy, Director

The Pledge of Allegiance was recited. The Chair announces the agenda and speaking rules that are in the packet.

#### **President's Message:**

I moved to Pine Ridge in December of 2015. My first project was to build a detached accessory building, better known as a shop. While not a difficult process, getting approved through the ADC was something new to me. Soon after we painted our house and did a number of other projects. Each time the ADC was part of the process. It was then that I decided if I was going to live here I needed to know and understand the rules of the road.

I called Gail and volunteered for the ADC. I attended a meeting to see how I'd like the committee and if the committee liked me. And those were the first people I really got to know in Pine Ridge. As I learned things on the ADC and started attending Board meetings, I learned more about the processes of the how's and why's things got done in the POA. One thing led to another and here I sit today. Through these activities I made a lot of acquaintances and some very good friends not only in Pine Ridge, but county wide due to the POA activities. It has been a very rewarding experience.

There are other committees as well, twelve to be exact. These committees help run your community. To put it into perspective, including the Board of Directors there are 54 volunteers serving in Pine Ridge. Our POA Staff consists of three full time people and three part time people. While Staff executes the work, it is the committees that are instrumental in giving the Board and Staff feedback and providing insight into the day-to-day issues surrounding most of our amenities. If we lost all of our volunteers Pine Ridge would cost much more to run and we'd be missing some of the quality of life we enjoy today.

I'd like to recognize and thank all of these people for what they do. They all will be listed in the bi-annual newsletter coming up.

I'd also like to thank the Pine Ridge Civic Association. The Civic Association is not a committee but a club within Pine Ridge. Their mission is community service. They're the folks that you see out picking up the trash on Pine Ridge Blvd. They provided the man (& woman) power to help the POA host the Candidates Forum, the Welcome to Pine Ridge night, and the upcoming Trunk or Treat event this Saturday celebrating Halloween. Please recognize these volunteers and support them as they're a great help to our community.

If you're retired and looking for an opportunity to meet people and work on some worthwhile projects, here's an invitation to get involved. Contact Gail or contact me. Let us know what your interests are and I'm sure we can get you involved in something you'll enjoy.

### **Members Comments**

Member comments were heard, mostly regarding the potential partnering with Blue Stream. The Chair assured members that any partnership would not tie members into an exclusive contract with Blue Stream – it would allow the option of Blue Stream fiber in addition to any other local provider.

### **Review Minutes/Accept -**

#### **a. Regular Board Meeting Minutes October 5 ,2022:**

Wayne Tuch moved to accept, Bill Miller seconded, motion passed. 5/0 all in favor

#### **b. Board Workshop Meeting Minutes October 10, 2022:**

Bill Miller moved to accept, Sue Wassermann seconded, motion passed. 4/1, John Hyde, Bill Miller, Sue Wassermann, Wayne Tuch for, Mike McCoy abstained since he had not attended the workshop

### **Communications**

#### **Adopt Treasurer's Report September 30, 2022:**

Mike McCoy moved to accept, subject to audit, Bill Miller seconded, motion passed. 5/0 all in favor

### **Unfinished Business**

**Manager Vacation Rollover Time Acknowledgement/Vote:** Mike McCoy moved to remove item from the table, Bill Miller seconded.

Chair asks for a motion to approve documentation and the carry-over of vacation hours from years 2018, 2019, 2020 and 2021, for two employees. Bill Miller so moved, Sue Wassermann seconded, motion passed. 5/0 all in favor

### **New Business**

#### **a. Ratify attorney expense for legal opinion on repairing proxy forms and policy for meeting recordings /Vote:**

Approve attorney fees in October associated with the referendum proxy issue advice and requirements for workshop agenda and minutes. Sue Wassermann so moved, Mike McCoy seconded, motion passed. 5/0 all in favor

Mike McCoy moved to table the policy for disposition of meeting recordings, Wayne Tuch seconded, motion to table recording policy passed. 5/0 all in favor

#### **b. Consider becoming a "Fiber Partner" with Blue Stream/Vote:**

Move forward with Blue Stream Fiber to provide information to Pine Ridge Members on the opportunity for the POA to partner with Blue Stream to: install Fiber Optic services in Pine Ridge, participate in the Fiber Partner program and permission to development a process to survey Members to determine interest. If there is a level of interest from Members negotiate final agreement with Blue Stream. Final Agreement will require additional approval by the Board. Bill Miller so moved, Wayne Tuch seconded, motion passed. 4/1 John Hyde, Bill Miller, Sue Wassermann, Wayne Tuch for, Mike McCoy against

#### **c. Amend Item 8a from October 05, 2022, to fully restate and amend start date/Vote:**

Amend start date on 20-ton A/C project to October 5, 2022 and add Wayne Tuch as subject matter expert to the project. Sue Wassermann so moved, Bill Miller seconded, motion passed. 5/0 all in favor

#### **d. Create ad hoc Security Committee. Scope: Increase access to meeting areas of Community Center while lowering security company costs /Vote:**

Create an ad hoc Security Committee. To be chaired by Wayne Tuch and include Staff. Scope of committee is to maintain current level of Community Center access but lower cost of security services. Mike McCoy so moved, Bill Miller seconded, motion passed. 5/0 all in favor

**e. How to Record Deed Restriction Amendments/Vote:**

Incorporate newly passed amendments to Deed Restriction into the document. Send to attorneys for recording of the entire document. Approve attorney fees and associated recording fees as required from the county. Bill Miller so moved, Sue Wassermann seconded.

Mike McCoy moved to amend motion to include tasking Legal firm with incorporating newly passed amendments to Deed Restrictions document, Wayne Tuch seconded amendment. Motion to amend passed. 5/0 all in favor.

Amended motion passed. 5/0 all in favor

**a. November POA Billing Electronic 1<sup>st</sup> Notice/Vote:**

Move forward with first electronic billing. Manager to track weekly payment results and report to Board on payment effectiveness using this method. Also include results on final savings. Mike McCoy so moved, Bill Miller seconded, motion passed. 5/0 all in favor

**b. November Postcard for Semi Annual Newsletter and more/Vote:**

Approve postcard announcing semi-annual newsletter and associated costs for printing and mailing. Mike McCoy so moved, Sue Wassermann seconded, motion passed. 5/0 all in favor

**c. Election 2023 Documents/Vote:**

Approve documents for 2023 election of Directors. Mike McCoy so moved, Bill Miller seconded, motion passed. 5/0 all in favor

**d. Legal/Vote: Tax Deed, Liens/Foreclosure or Fines**

Bill Miller moved to foreclose lien on items 1-3, Mike McCoy seconded, motion passed. 5/0 all in favor

Mike McCoy moved to file a claim in probate on item 4, Wayne Tuch seconded, motion passed. 5/0 all in favor

**Adjournment**

Mike McCoy moved to adjourn at 7:18, Wayne Tuch seconded, there was no objection, meeting adjourned.

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Susan Wassermann, Secretary