

**PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S WORKSHOP**  
Wednesday, February 8, 2023

MINUTES

Approved as Submitted

1. **Roll Call** – All Directors present
2. **Member Comments** – Request to have Pine Ridge participate in local league play which includes hosting events. Member was referred to the next Board Meeting where the item can be officially voted on.
3. **Committee Reports**
  - a. **Elections and Voting Committee** – presented status of upcoming referendum and election documents, and status of Election Manual
  - b. **Technology Committee** – Discussed possible actions to improve meeting room acoustics for in-person attendees as well as Zoom participants  
President provided an update on progress with Bluestream, a draft contract should be provided soon
  - c. **Roads Committee** – New signage design presented and discussed. Staff to pursue two additional bids.
4. **Discussion Items**
  - a. **Survey and Petitions on Deed Restriction 1.03B** – Manager tasked with putting proxy and ballot together for legal to review. Ratify legal expense at next board meeting.
  - b. **Business Continuity Plan** – Manager to provide an index to where certain documents exist rather than provide copies. Secretary to work on a database of legal opinions.
  - c. **Policies and Procedures** – in progress
  - d. **Barn/Security Room Air Conditioner and Surge Protection** – plan is to lock off file room and air condition it. A second a/c will service the outer room that can be accessed by the outer door near the stairs, or from the interior hall. Barn manager will have a key in case breakers need to be reset. Furthermore, what used to be a shower and toilet room will be turned into a powder room with sink and toilet only. Then the outer room could be used as a small meeting room. At this point in time, only the electrical upgrade has been approved. Air conditioner bids have been received and will be reviewed by the board soon.
  - e. **Upgrade Walkway to Security Room** – Maintenance wants to replace paver walkway to barn with concrete and steps. Add to agenda for next board meeting.
  - f. **Dix Development / GTL update** – President opined that PRPOA has 3 options:
    - i. sue GTL
    - ii. do nothing which will likely result in Dix Development suing PRPOA for relief from the settlement with GTL
    - iii. work with Dix Development to develop an agreement that includes a 50 ft buffer, similar deed restrictions, and other accommodations.

Consensus was to consult the legal firm that developed the original agreement to see if they believe it defensible in the current situation and whether or not BOCC would have the capability to override the agreement. Ratify legal consultation at next board meeting.
  - g. **Insurance Review and Quote** – Wayne and John to review with Hagar the levels of insurance on PRPOA assets and replacement values. Then will provide updated levels to other brokers.
  - h. **Documentation of Shopping for Auto Insurance** – President will provide emails sent to and from Insurance Brokers while shopping for auto insurance.

- i. **Security Guards for Community Center** – Wayne reported that the current door lock allows up to 75 different codes. Will ask Hagar how much it would cost to bond volunteers who held codes. Last year's guard company expense was \$21,587. Sue asked John and Wayne to ask Hagar company if allowing volunteers to hold codes could open PRPOA to any liability issues beyond what the previously mentioned bond would cover. Wayne to develop a list of pros for distributing codes, Sue to develop a list of cons.
- j. **Commercial Deed Restrictions** – An individual is interested in a commercial parcel on Pine Ridge Blvd and wants to put a blue metal building on it. Unknown whether or not our Commercial Deed Restriction are still in effect, per MRTA. Also need to look at whether or not Board or PRPOA has any control or influence over Maronda Homes' attempt to change a commercial lot to residential. Further, can Board ask the nearby commercial lot owners if they might want to also convert to residential. At next board meeting ratify consulting attorney to discover the status of Commercial Deed Restrictions.
- k. **Consulting Legal** – Previous Boards have consulted legal while in the Manager's office so she can record the time spent on discussions and validate such when the invoice is presented. President will send to the board the questions he will email to legal on items a, f, and j above and accomplish follow-up phone conversations in the Manager's office.
- l. **Dog Park Benches** – Over 300 dogs are currently registered. Dog Run Chairperson requested 2 additional benches, one in each section.
- m. **Simplified Boilerplate Contract** – President to request boilerplate from attorney Lopez who reviewed the contract with WL Webb.
- n. **Pickleball and Tennis Registration Tool** – President will craft a letter requesting tennis and pickleball players register with the tool on pineridgeassn.com

---

Sue Wassermann, Secretary