

**PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S SPECIAL MEETING**

Monday February 13, 2023, at 11:30 A.M.

MINUTES

Approved as Submitted

Meeting called to order at 11:28

1. **Roll Call** – All Directors present or on telephone
2. **Pledge of Allegiance** - suspended
3. **Member Comments \* (1/2-hour limit)** - none
4. **New Business**
  - a. **Security room A/C** – Accept bid from Bay Area Air Conditioning to install a two-air handler mini-split system in the Security Room. Cost not to exceed \$6100.00. POA to move forward with vendor by signing bid and work order. Mike McCoy so moved, Wayne Tuch seconded. John Hyde called the question, Wayne Tuch seconded. Calling the question passed 5/0 all in favor. Motion passed 3/2, John Hyde, Bill Miller, Wayne Tuch for, Sue Wassermann, Mike McCoy against.
  - b. **Concrete walkway to security room** – Accept bid from Gather Concrete & Masonry to install 110' x 4' walkway in the designated area, including French drain as described in work order. Cost not to exceed \$6500.00. POA to move forward with vendor by signing bid/work order. Wayne Tuch so moved, Bill Miller seconded. John Hyde called the question, Mike McCoy seconded. Calling the question passed, 5/0 all in favor. Motion passed 3/2, John Hyde, Bill Miller, Wayne Tuch for, Sue Wassermann, Mike McCoy against.
  - c. **Surge protectors for Barn electrical** – Maintenance to purchase surge protection equipment for Barn/Security Room electrical panels. Cost not to exceed \$500.00. Equipment to be purchased by PRPOA and installed as a part of the Barn/Security Room electrical upgrade at no additional labor cost. No cost change order to be issued to WL Webb. Wayne Tuch so moved, Mike McCoy seconded. Motion passed 5/0 all in favor
5. **Meeting adjourned at 11:56**

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**Sue Wassermann, Secretary**