

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

Monday February 27, 2023, at 9:00 AM

MINUTES

Approved as Submitted

Meeting opened at 8:58 AM

1. **Roll Call** - All Directors present
2. **Pledge of Allegiance** - Suspended
3. **Member Comments * (1/2-hour limit)** - none
4. **New Business**
 - a. **Review Bluestream Contract:**

Roberts Rules of Order were suspended so the Board could freely review, comment on, and amend the Bluestream contract.
 - b. **Approve Attorney Review of Blue Stream Contract /Vote:**

President requested a motion to "approve attorney fees for the review of Bluestream Contract and Board comments. Refer this work to Sachs, Sax, and Caplan." Mike McCoy so moved, Wayne Tuch seconded. Motion passed 5/0, all in favor.
 - c. **491 & 486 Mulch Bids/Vote:**

President requested a motion to "approve up to \$8600 for the installation of mulch at the 491 & 486 entrance plantings. Sign work order to move forward." Mike McCoy so moved, Bill Miller seconded. Sue Wassermann moved the item be tabled, Bill Miller seconded. Motion to table passed 5/0, all in favor.
 - d. **491 & 486 Re-work Planting Bids/Vote:**

"Approve up to \$ 2800 for plantings and sod at the 491 entrances. Sign work order to move forward." Bill Miller moved to table the item, Wayne Tuch seconded. Motion to table passed 5/0, all in favor.
 - e. **Simplified contract form Attorney/Vote:**

President requested a motion to "Approve attorney's fees for development of a simplified form contract for general use by the POA. Refer this work to Attorney David Lopez." Wayne Tuch so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
 - f. **Approve attorney's fees for By-Laws review/Vote:**

President requested a motion which was eventually amended to "Approve review of the updated By-Laws and the integration of the Election Manual into the By-Laws. Any comments from the Manager or Board Members to be included in package to be reviewed. Approve associated legal fees and refer to Shumaker." Wayne Tuch so moved, Bill Miller seconded. Mike McCoy moved to table the item, Bill Miller seconded. Motion to table passed 3/2, Bill Miller, Sue Wassermann, Mike McCoy in favor, John Hyde, Wayne Tuch against.
5. **Meeting adjourned at 10:59 AM**

Sue Wassermann, Secretary

Approved on March 22, 2023, BOD Meeting