

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS' WORKSHOP

Wednesday May 10, 2023, at 9:00 A.M.

MINUTES

1. **Roll Call** – All Directors present in person
2. **President's Comments** - None
3. **Members Comments * (1/2-hour limit)** - None
4. **Members Comments General and Response by Board**- None
5. **Planning, discussion, and development of agenda items.**
 - a. **Pickle ball/tennis registration. Status:** Need Tennis and Pickleball chairs to propose how to advertise launch of registration tool.
 - b. **Remove term limits for members of the ADC** – will be addressed in the Bylaws
 - c. **Insurance Committee scope:**
 - i. **Periodically review and seek competitive bids for all corporate policies** – Purpose, scope, number of members (minimum and/or maximum), definition of “periodically” needs to be fleshed out.
 - d. **Modelwood and Pine Ridge Blvd commercial site.**
 - i. **Letter of opposition to rezoning to residential has been sent to BOCC.**
 - e. **Confirm status of roads, internal affairs** needs to be done at next regular meeting.
 - f. **Bocce ball survey language.**
 - i. **Should the Board allocate up to \$50,000 to install two courts at the center?**
 - g. **Polling location fees** – Vote at next regular meeting to increase fee to \$750 for county to use PR Community Center as a polling location.
 - h. **Ring camera for center foyer to determine usage on Saturday am and Sunday pm** Vote at next regular meeting to install some kind of camera and ensure appropriate signage. Bill Miller suggested the usage be queried quarterly or semi-annually to see if usage changes during snowbird season or the heat of summer.
 - i. **Barn hurricane roll up doors** – The newly formed insurance committee should look into whether or not insurance savings would offset the cost of installation of hurricane doors in a reasonable amount of time
 - j. **Review security contract** – did not happen
 - k. **Contract \$ amount trigger. Case by case?** – Each bid should be evaluated for whether or not it should become a contract or just a fee for work/product.
 - l. **Is Maggie's certification still valid?** – Manager can provide a Board Certification course.
 - m. **Stay in Touch... What is appropriate to post?** Group discussed committee communication, Stay in Touch emails and what is posted on Pineridgeassn.com. It was generally agreed that only official information should be disseminated from PRPOA, which includes website and committees. Death of current staff, current committee members, or current Board members might or might not be appropriate to post. Sue will include the previous information into the Policies and Procedures she's working on and the Board can edit as appropriate.
 - n. **Should we proceed with adding 2 additional pickleball courts to upper tennis court?** – More information is needed. That information collection begins with launching the Tennis/Pickleball registration tool.
 - o. **Incorporation. Should we seek legal opinion on the Board's limit of participation?** – We are not at that point yet. Once the issue gets more information (i.e. cost benefit) and traction a legal opinion should be sought.
 - p. **Consult legal on firing of weapons in Pine Ridge?** – not recommended.
 - q. **Motion for Board to allow Manager to rent a car for up to 5 days between now and end of July for the purpose of canvassing all of Pine Ridge for deed restriction violations** will be voted on at next regular Board meeting
 - r. **Tennis court lighting status** - unknown

- s. **Parking lot paving** – One company has quoted \$112,500 to mill old and add new asphalt. However, they intend to remove millings and we want to use them elsewhere on the property. Maintenance and manager are working on an RFP to get more quotes.
- t. **We talked about hiring a proofreader. Status.** – suggested we recruit from the community before looking for a paid professional
- u. **Review final bylaws doc** – continued and was not yet finished
- v. **Consider using HOA Mailers to mail hardcopy documents to PRPOA members:** HOA Mailers is a newer 3rd party service that is integrated with CINC. Using such a service will eliminate the need for a postage meter and allow certified, first class, and eliminates separate printing services. HOA Mailers also provides verification for what has been sent. Manager will analyze fees and plan a transition to HOA Mailers.
- w. Manager discussed website changes implemented recently. Sue suggested that the Webmaster, Secretary, and Manager be considered a Change Review Board for the website and that the group review updates before making them live.
- x. Manager discussed voting data. The Spring 2023 election and referendum received many responses that counted for the quorum but did not exercise a vote. Manager suggests we need stronger campaigns to encourage signing up for electronic voting. Also need to host more community fun activities that involve members and allow them to meet staff, Directors, Committees. Also need to include an election reminder in the annual billing cycle.

6. Meeting adjourned at 14:09 P.M.

Susan Wassermann, PRPOA Secretary