

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S BUSINESS MEETING

Wednesday, May 24, 2023 at 6:00 P.M.

MINUTES

Meeting called to order at 6:00 P.M.

- 1. Roll Call** – All 5 Directors present in person
- 2. Pledge of Allegiance**
- 3. President's Comments**

Before we conduct any of the Board's business, is there anyone here or on Zoom who is not a Pine Ridge resident other than the Property Manager? If so you must leave the building and those on Zoom must disconnect.

I would like to remind everyone that this is a Board of Directors meeting to do the Board's business and not a membership meeting, so please refrain from interrupting or asking questions until the proper time.

Some of the things your Board has been working on include creating an insurance committee to review our policies and seek the best coverage at the lowest price point, exploring options to provide cost efficient transportation for the Property Manager to resume regular inspections throughout the community and a complete review of the Bylaws and Election procedures.

And finally, I want to thank my fellow Board members for their continued dedication, support and valued input. Somehow I've been given the good fortune of being surrounded by four great minds that make my job so much easier.

Thank you for attending and for your interest in the governance of your community.

- 4. Members Comments * (1/2-hour limit)** – comments were heard
- 5. Members Comments General and Response by Board** – comments were heard
- 6. Review Minutes/accept**
 - a. Regular Board Meeting Minutes April 26, 2023** – Bill Miller moved to accept, Sue Wassermann seconded with 2 changes from the minutes in the packet: 5a: Tom Russell so moved, Maggie Case seconded. 8m: motion passed 5/0, all in favor
 - b. Special Meeting Minutes May 5, 2023** – Tom Russell moved to accept, Bill Miller seconded. Motion passed 5/0, all in favor.
 - c. Workshop Meeting Minutes May 10, 2023** – Sue Wassermann moved to accept, Bill Miller seconded. Motion passed 5/0, all in favor.
- 7. Communications**
 - a. Adopt Treasurers April 30, 2023** – Maggie Case moved to adopt the report, Bill Miller seconded. Motion passed 5/0, all in favor.
 - b. Manager & Committee Reports – In the Packet**
Technology committee, Roads committee, Pickleball committee presented information
- 8. Unfinished Business**
 - a. Pickleball Training Camp/Vote: President** – Maggie Case moved to remove event from the agenda, Bill Miller seconded. Motion to remove passed 5/0, all in favor.
- 9. New Business**

- a. **Confirm Status of Roads Committee/Vote:** Tom Russell so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- b. **Confirm Status of External Affairs Committee/Vote:** Sue Wassermann so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- c. **Boiler Plate Contract/Vote:** Motion to accept the boilerplate contract form produced for Pine Ridge by Attorney David Lopez. Tom Russell so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- d. **Ratify AirFx Contract/Vote:** Motion to ratify the contract with AirFx to replace 20 ton air conditioner unit for the Community Center using Rheem equipment. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
- e. **Increase Precinct 108 Polling Fee/Vote:** Motion to increase the Precinct 108 Polling Fee to \$750 per day plus cleaning fee. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
- f. **Purchase Camera for Community Center Foyer with Sign/Vote:** Motion to purchase a camera and post an “under surveillance” sign in Community Center foyer to gauge Saturday and Sunday usage, total price not to exceed \$500. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
- g. **Should the Board Members have the Door Combination & Security Code for the Side Entry to the Community Center/Vote:** Motion to provide door combination and alarm code for side entry to the Community Center for any Board member willing to accept the responsibility in lieu of hiring a security guard. Tom Russell so moved, Bill Miller seconded. Motion passed 4/1, Wayne Tuch, Bill Miller, Tom Russell, Maggie Case in favor, Sue Wassermann opposed.
- h. **Three Questions Relative to the Purchase of Real estate/Vote:** Tom Russell moved that the Board approve the following three amendments to be put out to a referendum:
 - i Should Section 10.03 be amended to clarify Association’s right to acquire real property and other capital improvements and to provide that special assessments for capital improvements may be levied against all owners in equal shares?
 - ii Should Section 10.13 be amended to clarify Association’s right to spend proceeds from assessments on acquiring or constructing amenities, capital improvements or real property?
 - iii Should Section 10.18 be amended to indicate Association’s right to acquire real property and other amenities or facilities is subject to the limits and approval requirements for capital improvement projects set forth in Section 10.18?Bill Miller seconded. Motion passed 4/1, Wayne Tuch, Bill Miller, Tom Russell, Maggie Case in favor, Sue Wassermann opposed.
- i. **Review Bids to Streamline Mail with CINC System/Vote:** Motion to review bids to streamline mail with CINC system. Sue Wassermann so moved, Bill Miller seconded. Sue Wassermann proposed amending the motion to “approve use of HOA Mailers which integrates with the CINC system.” Bill Miller seconded. Amendment of motion passed 5/0, all in favor. Amended motion passed 5/0, all in favor.
- j. **Approve Postcard Language to Announce Bocce Ball Survey, Deed Restriction Recording, and Pickleball Registration/Vote:** Maggie Case so moved, Bill Miller seconded. Bocce court language: “Should the Board of Directors allocate up to \$50,000 to install two Bocce courts northwest of the lower tennis courts?” and will provide a link to HOA survey, Deed Restriction information will be included on postcard, Pickleball Registration will not be included. Motion passed 5/0, all in favor.

- k. Approve Renting a Car for Five Times per Quarter for Use by Manager to Inspect the Community/Vote:** Motion to approve renting a car 5 times per quarter for use by the Property Manager to inspect the community. Manager to track mileage and time of use. Maggie Case so moved, Tom Russell seconded. Bill Miller proposed amending the motion to restrict this item to one year so the Board can reevaluate cost effectiveness, Sue Wassermann seconded. Motion to amend passed 5/0 all in favor. Amended motion passed 5/0, all in favor.
- l. Remove Mandatory Cease Order on Quarterly Review of Community by Manager/Vote:** Motion to remove the mandatory cease order on quarterly review of community by Manager. Maggie Case so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
- m. Legal/Liens/Foreclosure or Fines/Vote:** None
- n. Questions From Members:** President entertained a motion to suspend Robert's Rules of Order. Tom Russell so moved, Bill Miller seconded. Motion to suspend rules passed 5/0, all in favor.

10. Adjournment

Meeting adjourned at 7:39 P.M.