

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S BUSINESS MEETING

Wednesday July 26, 2023

MINUTES

Meeting convened at 6:09 P.M.

- 1. Roll Call** – All directors present
- 2. Pledge of Allegiance**
- 3. President's Message** - I'm sure everyone is aware of the results of the Planning Commission vote to approve Dix Construction's application to build homes on the golf course property. Unfortunately, it didn't go our way, but the fight will continue when the County Commissioners hear it on September 12th.

The Board is fully aware of some members that think we shouldn't be engaged, but we have a responsibility to defend against any assault on the Pine Ridge property values. It doesn't matter if it affects one property or many.

There is a rumor going around that the Board voted to spend \$50,000 on attorney fees to oppose the development of the golf course. I can tell you that there was never any such vote taken.

We recently published the results of the survey for Bocce ball courts which was overwhelmingly against. Thank you to those who participated and let your voice be heard. 4867 postcards were sent and we received 659 responses. That's 13.5% participation. That is pathetic! Maybe we should change the name of our community to Apathy Ridge? Although 547 lot owners said no, I could read it as 86.5% of the community doesn't seem to care if we spend \$50,000 on Bocce courts.

I would like to ask those 86.5% to reach out to the Board with why they didn't participate. Is the system too difficult to navigate? Was not enough information conveyed to make a decision? Whatever your reasoning, let us know, so that we can better serve you.

On a more positive note, we are on track to generate well over \$25,000 from the investment strategy we implemented last September.

Finally, I want to thank all the members that showed up at the Planning Commission meeting to show their support. To quote one of our members to the Commission, "You have awakened the bear". We can be a major player in County politics, if we stay active.

- 4. Review Minutes/accept**
 - a. Regular Board Meeting Minutes June 28, 2023** – Bill Miller moved to accept the minutes, Tom Russell seconded. Minutes accepted 5/0, all in favor.
 - b. Workshop Meeting Minutes July 12, 2023** – Sue Wassermann moved to accept the minutes, Bill Miller seconded. Minutes accepted 5/0, all in favor.
 - c. Special Meeting Minutes July 7, 2023** – Sue Wassermann moved to accept the minutes, Bill Miller seconded. Minutes accepted 5/0, all in favor.
- 5. Communications**
 - a. Adopt Treasurers June 30, 2023** – Sue Wassermann moved to accept the minutes, Tom Russell seconded. Minutes accepted 5/0, all in favor.
 - b. Manager & Committee Reports – In the Packet**
- 6. Unfinished Business**
 - a. Letter to Builders or Infraction Letter Process on delayed builds/Vote** – Bill Miller moved to dispose of the item, Tom Russell seconded. Motion to dispose passed 5/0, all in favor.
- 7. New Business**

- a. **Communitywide Yard Sale November/Vote** – Chair entertained a motion to approve the community wide yard sale for a date to be determined in November. Sue Wassermann so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- b. **Volunteer Luncheon October/Vote** – Chair entertained a motion to approve holding the volunteer luncheon Friday October 20, 2023. Sue Wassermann so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- c. **Car for Community Reviews/Discuss/Vote** – Chair entertained a motion to approve the purchase of a vehicle to be used by the Property Manager for community review. Bill Miller so moved, Sue Wassermann seconded. Motion failed 1/4, Wayne Tuch in favor, Bill Miller, Sue Wassermann, Tom Russell, Maggie Case against.
- d. **Employee Bonus/Vote:** – Chair entertained a motion to approve a 2% bonus for Paula Marshall. Sue Wassermann so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- e. **Noticing committee meetings/Vote** – Chair entertained a motion to approve requiring that all committee meetings be noticed no later than 48 hours in advance Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
- f. **Employee Disability Period One-time Extension/Vote** – Chair entertained a motion to approve a one-time extension of our employee disability period from 8 to 12 weeks for Lori Castellese. Sue Wassermann so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- g. **Approve Healthcare Bonus/Vote** – Chair entertained a motion to approve the August Healthcare Bonus for Lori Castellese in the amount of \$810.92 to avoid interrupting her benefits Sue Wassermann so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
- h. **Legal/Liens/Foreclosure or Fines/Vote** - None
- i. **Questions From Members:**

Meeting adjourned at 6:42 P.M.

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Susan Wassermann, Secretary