

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S WORKSHOP

Wednesday September 13, 2023

MINUTES

Meeting convened at 8:09 AM

1. **Roll Call** – All Directors present
2. **President's Comments** - none
3. **Members Comments * (1/2-hour limit)** - none
4. **Planning and Discussion of Potential Agenda Items for the Next Regular Meeting on 9/27/23.**

Chair entertained a motion to suspend Robert's Rules of Order. Sue Wassermann so moved, Bill Miller seconded. Motion passed 5/0, all in favor.

- a. **Dog Park Noise Concern** – Wayne has attempted contact with complainant and Dog Park Committee chair

Are pastures being irrigated with city water or our well? If horse waterers and irrigation are on the same line, the well may require a filter. *Have Maintenance look into requirements and capabilities.*

Landscaping at Modelwood – *Sue will reengage with Mr Smith and set up a meeting in October.*

Legal documents – Gail has attempted to create list. *Sue will ensure it gets completed this week.*

- b. **Deed Restriction Enforcement Procedures** See Board Book's ADC section for Deed Restriction enforcement process

- c. **Reviewing ADC Applications after Completion of Work**

Association Vehicle: Magnetic Pine Ridge Deed Association door signs can be put on when performing community canvassing. Maggie will donate a car cover for the Association vehicle when stored in the Maintenance garage.

Purchase \$12/month plan for video camera storage.

Need emergency procedures added to Board Book

Direct Manager to look into increasing credit card limit and potential cash-back rewards.

Sue to work with Tech and Documents Committees to determine what the Documents Committee's requirement is (re: their request for a laptop), and recommend solution to the BoD.

BlueStream – we have rejected their adjusted proposal and are waiting for them to buy out the contract.

Remove requirement for Restriction Violation complaints to include identification of who reported the violation

Finance committee membership

- d. **Tree Removal Issue (John DeVore)** – not discussed

- e. **Manager's Concerns**

- i. **Bonus distribution** – Previously, during review (March), a merit bonus (traditionally 2%) was either awarded or partially withheld pending future performance improvements.

ii. Lori's healthcare extension – bring up at next Board meeting

- f. **Walkway Canopy** *Request bids on covering the walkway*

5. **Board Orientation** - completed

6. **Adjournment 1354**

Adopted

Susan Wassermann, Secretary

Adopted