

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS' SPECIAL MEETING

Wednesday December 6, 2023

MINUTES

Meeting convened at 8:06 AM

- 1. Roll Call**
- 2. Discuss proposed changes to equestrian documents** agreed Bill will consult with Barn Manager (Libby Mank), PREL (Carol Bartolet), Community Manager (Gail Denny) to update all documents. Some topics include stall fees, annual price adjustment in January for CPI, other number of stalls allocated to Barn Manager and Assistant Barn Manager, health maintenance and documentation (including when a horse goes elsewhere), share of trash removal cost, place all costs in an appendix, continuing need for landline.
- 3. Discuss vandalism and usage hours for the pickleball courts** Need quotes on wifi enabled cameras, dusk-to-dawn and/or motion detecting lighting, key card system. Ring system including cameras with zoning and storage, time lock on gate. 6am-11pm for all outdoor activities.
- 4. Discuss with Manager the procedure for distributing pickleball court codes** know the rules (authorized users, proper use of the amenity), age limits, time limits, know the users, validate users. For now simply mirror dog park.
- 5. Discuss timely email responses** – not covered
- 6. Discuss purchase of storage shed for tables** - not covered
- 7. Discuss preferred procedures for conversing with Association's attorneys** - not covered
- 8. Finalize procedure drafts for Communications and for non-mandatory Committees** - not covered
- 9. Planning and discussion to develop agenda items for regular Board meeting of 12/20/2023**
 - a. 2024 Budget** – not covered
 - b. 2023 Employee bonuses** - not covered
 - c. Other topics as necessary** - not covered
- 10. At 10:30 Special closed session with Association's attorney**
- 11. Adjournment** meeting adjourned at 12:10 PM

Susan Wassermann, Secretary