

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S SPECIAL MEETING

Monday, February 5, 2024

MINUTES

Meeting convened at

- 1. Roll Call** – Present: Wayne Tuch, President; Bill Miller, Vice President; Sue Wassermann, Secretary; Tom Russell, Treasurer; Maggie Case, Director (via telephone)
- 2. Members Comments * (1/2-hour limit)** – Comments were heard
- 3. New Business**
 - a. Approve hiring of replacement Administrative Assistant** – Bill Miller so moved, Tom Russell seconded. Motion carried, 5/0 all in favor.
 - b. Approve elevating Harold to Maintenance Supervisor** – Bill Miller so moved, Tom Russell seconded. Sue Wassermann moved to table, Maggie seconded. Motion to table was defeated 2/3, Sue Wassermann, Maggie Case in favor, Bill Miller, Tom Russell, Wayne Tuch against. Motion was approved 3/2 Bill Miller, Tom Russell, Wayne Tuch in favor, Sue Wassermann, Maggie Case against.
 - c. Ratify President's decision to replace two toilets in the barn ladies' room** – Maggie Case so moved, Bill Miller seconded. Motion carried 5/0, all in favor.
 - d. Approve dates for two Town Hall events to explain upcoming proposed amendments to the Deed Restrictions (aka Restrictive Covenants).** Bill Miller, Sue Wassermann seconded. Bill Miller moved to amend the motion to include Saturday, February 24, 2-4 PM and Thursday, March 7, 6-8 PM, Tom Russell seconded. Amended motion passed, 5/0 all in favor.
 - e. Approve group event for Saturday, February 10, 2024** – Bill Miller so moved, Tom Russell seconded. For the record, Sue Wassermann stated, "I am not against any group being offered the opportunity to have a celebration in this room. All of my statements up until this point have been because I feel that it is the Board's responsibility to ensure proper use and safety of our facility." Motion passed 5/0, all in favor.
 - f. Review and approve for inclusion in the upcoming referendum, the proposed new Section 1.04 of the Deed Restrictions** – Bill Miller so moved, Sue Wassermann seconded. Chair entertained a motion to add Section 1.04 of the Declarations to the Referendum document in the appropriate place (as item #2). Sue Wassermann so moved, Bill Miller seconded. Motion to amend carried 4/0, all in favor, Maggie Case unavailable.
 - g. Approve election documents and attorney review fees** – Bill Miller so moved, Tom Russell seconded. Sue Wassermann moved to amend the motion to remove "attorney review fees", Tom Russell seconded. Amending the motion passed 5/0, all in favor. Election documents approved were PRPOA Notice of Annual Membership Meeting and Organizational Meeting of the Board, Annual Membership Meeting/Reconvened Membership Meeting/Board Organizational Meeting Agenda, Limited Proxy Form/Ballot, and Referendum items 1-11 (including 1.04 approved above). Motion to approve 5 documents listed above passed 4/0, all in favor, Maggie Case unavailable.
- 4. Adjournment** – meeting adjourned at 9:05 PM

Susan Wassermann, Secretary