

**PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS' WORKSHOP**

Wednesday, February 14, 2024

**MINUTES**

Meeting convened at 9:00 AM

- 1. Roll Call** - All Directors present: Wayne Tuch, President; Bill Miller, Vice President; Sue Wassermann, Secretary; Tom Russell, Treasurer; Maggie Case, Director
- 2. Members Comments \* (1/2-hour limit)** – Comments were heard
- 3. Members Comments General and Response by Board** – Comments were heard
- 4. Roads Committee Report** – Chairman and committee members presented 3 requests:
  - a. Letter to County Administrator and Director of Technical Service
  - b. PR Traffic and Roadway Safety Survey add to Feb 28 agenda
  - c. Equestrian safety – two studies add to Feb 28 agenda
- 5. Old Workshop Discussion Topics**
  - a. Discuss “Communication and Interaction between Board Members and with Staff” document – some edits made, not completed
  - b. Discuss “Non-mandatory Committees” document – some edits made, not completed
  - c. Review the election manual – not discussed
  - d. Discuss relocating dumpster – discussed, add to Feb 28 agenda
  - e. Discuss not allowing model homes - discussed
- 6. New Workshop Discussion Topics**
  - a. Discuss options to replace gas stove in the kitchen – discussed, President will request bids on electric replacements
  - b. Should we continue to record meetings? - discussed, add to Feb 28 agenda
  - c. How many attorney opinions should we seek before we accept what they say? - discussed
  - d. Discuss building a closet in the southwest corner of the Community Center to house AV equipment and what equipment to keep – discussed, add to Feb 28 agenda
  - e. Discuss quotes for shed to house tables – discussed
  - f. Discuss need to raise assessment fees - discussed
  - g. Discuss no solo meetings with the Manager, except for the President - discussed
  - h. Discuss creating an environmental committee – discussed, add to Feb 28 agenda
  - i. Should we engage Michael Weiner to prepare for defense of the 147 acre property on 486? - discussed
  - j. Community Center ladies room toilets. Replace? - discussed
  - k. Discuss reinstating dogs to use the dog park – discussed, add to Feb 28 agenda
- 7. Adjournment 3:08**

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Susan Wassermann, Secretary