

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTOR'S BUSINESS MEETING

To be held at the Community Center

Wednesday February 28, 2024

MINUTES

Meeting convened at 6:02 PM

- 1. Roll Call** – All Directors present, Wayne Tuch, President; Bill Miller, Vice President; Sue Wassermann, Secretary; Tom Russell, Treasurer; Maggie Case, Director
- 2. Pledge of Allegiance**
- 3. President's Comments**

Sue Wassermann moved to add an item to the agenda and ratify its addition at the next regular board meeting: That the Board approve adding item #12 (Blue Stream litigation) to the Referendum. Bill Miller seconded the motion – Motion to add item to the agenda passed 5/0, all in favor.

- 4. Members Comments * (1/2-hour limit)** – were heard
- 5. Members Comments General and Response by Board** – were heard
- 6. Review Minutes/accept**
 - a. Board Meeting Minutes January 24, 2024** – Chair entertained a motion to approve Board Meeting minutes of January 24, 2024. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
 - b. Special Meeting Minutes January 29, 2024** – Chair entertained a motion to approve Special Meeting minutes of January 29, 2024. Maggie Case so moved, Tom Russell seconded. Tom Russell moved to amend the motion to include a correction to item 3(a)(ii) Bill Miller seconded the amendment. Amendment and motion both carried 5/0, all in favor.
 - c. Meeting Minutes February 5, 2024** – Chair entertained a motion to approve Special Meeting minutes of February 5, 2024. Maggie Case so moved, Bill Miller seconded. Motion carried 5/0, all in favor.
 - d. Workshop Minutes February 14, 2024** – Chair entertained a motion to approve Workshop minutes of February 14, 2024. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
 - e. Special Meeting Minutes February 15, 2024** – Chair entertained a motion to approve Special Meeting minutes of February 15, 2024. Bill Miller so moved, Tom Russell seconded. Motion carried 5/0, all in favor.
 - f. Special Meeting Minutes February 21, 2024** – Chair entertained a motion to approve Special Meeting minutes of February 21, 2024. Bill Miller so moved, Tom Russell seconded. Motion carried 5/0, all in favor.
- 7. Communications**
 - a. Adopt Treasurer's Report, January 31, 2024** – Chair entertained a motion to approve Treasurers Report of January 31, 2024, subject to audit. Maggie Case so moved, Sue Wassermann seconded. Motion carried 5/0, all in favor
 - b. Manager & Committee Reports – In the Packet**
 - i. Roads Committee presented information re: safety survey
 - ii. Save the Golf Course Property Committee presented information
 - iii. Pickleball Committee presented information
- 8. Unfinished Business**
 - a. Approve "Communication and Interaction between Board members and with Staff" document** – Chair entertained a motion to remove from the table "Communications and interaction between Board members and staff document". No motion heard, item remains tabled.
 - b. Approve "Non-Mandatory Committees" document** – Chair entertained a motion to remove from the table "Non- Mandatory Committees document". No motion heard, item remains tabled.

- c. **Approve, for vote of the membership, a change to the Declarations to halt the construction of homes for use as models** – Chair entertained a motion to remove from the table, for vote of the membership, a change to the Declarations to halt the construction of homes for use as models. Bill Miller so moved, Sue Wassermann seconded. Removal from table passed 5/0. Sue Wassermann moved to amend the motion to: empower the Documents Committee to develop a change to the Declarations to halt the construction of homes for use as model homes. Bill Miller seconded. Motion to amend carried 5/0, all in favor. Amended motion carried 5/0, all in favor.
- d. **Discuss and approve changes to the employee handbook** – Chair entertained a motion to remove from the table to discuss and approve changes to the employee handbook. No motion heard, item remains tabled.

9. New Business

- a. **Approve traffic and safety survey** – Chair entertained a motion to approve traffic and safety survey for distribution to the community. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.
- b. **Make video recordings of the 2024 Meet the Candidates forums held on February 15 and February 22 available to the POA membership as registered on the POA CINC system** – Chair entertained a motion to approve release of two videos of “Meet the Candidates” forums of February 15th and 22nd to POA members registered on the CINC system. Maggie Case so moved, Bill Miller seconded. Bill Miller called the question. Calling the question failed 2/3, Bill Miller, Tom Russell in favor, Wayne Tuch, Sue Wassermann, Maggie Case against. Discussion resumed. Maggie Case called the question, Sue Wassermann seconded. Calling the question carried 3/2, Sue Wassermann, Maggie Case, Bill Miller in favor, Wayne Tuch, Tom Russell against. Motion carried 5/0, all in favor.
- c. **Approve acquiring a new computer for Manager** – Chair entertained a motion to approve President’s decision to replace Manager’s computer Tom Russell so moved, Bill Miller seconded. Motion carried 5/0, all in favor.
- d. **Review bids and approve table storage shed** – Chair entertained a motion to review bids and approve project to construct table storage shed Maggie Case so moved, Wayne Tuch seconded. Motion failed 0/5, all against.
- e. **Review and select a bid for trail clearing** – Chair entertained a motion to approve bid to clear access trail off of Bonanza. Cost not to exceed \$7500.00. Maggie Case so moved, Tom Russell seconded. Motion carried 5/0, all in favor.
- f. **Purchase two picnic tables with umbrellas for upper sport courts** – Chair entertained a motion to review and approve quotes to provide two picnic type tables and umbrellas for upper sports court. Maggie Case moved to table the motion, Wayne Tuch seconded. Motion to table passed 3/2, Wayne Tuch, Bill Miller, Maggie Case in favor, Sue Wassermann, Tom Russell against.
- g. **Approve relocating dumpster** – Chair entertained a motion to approve relocating the dumpster away from the front of the Community Center Bill Miller so moved, Tom Russell seconded. Bill Miller moved to table the motion, Maggie seconded. Motion to table carried 4/1, Bill Miller, Sue Wassermann, Tom Russell, Maggie Case for, Wayne Tuch against.
- h. **Recording meetings** – Chair entertained a motion to continue using an audio recording device for open Board meetings. Maggie Case so moved, Sue Wassermann seconded. Motion carried 3/2, Bill Miller, Sue Wassermann, Maggie Case in favor, Wayne Tuch, Tom Russell against.
- i. **Build a closet in the southwest corner of the Community Center to house AV equipment** – Bill Miller so moved, Maggie Case seconded. Sue Wassermann move to table the motion, Tom Russell seconded. Motion to table carried 5/0, all in favor.
- j. **Ratify decision to accept trainer’s assessment of Catherine Carroll’s dog for inclusion with other dogs in the dog park** – Bill Miller so moved, Sue Wassermann seconded. Motion carried 5/0, all in favor.
- k. **Approve item 12 (Blue Stream litigation) be added to the Referendum to the membership** – Maggie Case so moved, Bill Miller seconded. Motion carried, 5/0 all in favor.
- l. **Legal/Liens/Foreclosure or Fines/Tax Deed Sales/Vote:** none

- m. Questions From Members:** were heard
- 10.** Meeting adjourned at 8:50 PM

Susan Wassermann, Secretary