

HOMEOWNERS ASSOCIATION OF PINE RIDGE

BOARD MEETING

Tuesday, January 17, 2017 at 5:00 pm
Fleisher Conference Room
Carbondale Office

Minutes

- I. Call to Order:** Bob Johnson of Fleisher Real Estate called the meeting to order at 5:00 pm. Board members present: Mike Husaluk, Ryan Cook, David Sarver, David Harding, and Miles Angelo.
- II. Financial Report:** Bob Johnson noted that as of November 30, 2016 there was \$13,059.80 in the Operating Account, \$40,587.34 in the Reserve Account, and \$781,046.33 in the Settlement Fund.
- III. Review of Owner Emails:** Bob reviews some e mails that we have received at Fleisher. Some of these include concerns regarding windows and settling issues. Mike recommends having a full survey done of the property. Bob suggests having an engineer come and do an inspection. The Board agrees to engage an engineer after the snow melts to schedule an inspection. David Sarver motions to have the survey done, David Harding seconds, all in favor. Mike Husaluk will contact Bob Patillo who has helped in this process in the past. Ryan asks about timing of snow plowing and why it is done at 4:00 in the afternoon. Bob says that they try and wait until the snow has stopped. There was discussion regarding Rules & Regulation enforcement, and the level of enforcement that Pine Ridge would like to see put in place. This included items stored outside, Rule & Regs signed by tenants, parking, small businesses being run out of units, and cleaning up after pets. Fleisher will send out 1 violation notice to owners that need a warning, after that a notice with a fine will follow. A need was expressed for a way to identify registered vehicles. The Board discussed implementing a plan to distribute parking stickers to owners. David Sarver motions for new Pine Ridge parking stickers, Ryan Cook seconds, all in favor. David Sarver motions to have Ryan distribute the stickers and keep track of registered vehicles. Miles second, all in favor.
- IV. Projects:** Crack sealing for asphalt in the spring or fall. Dryer vent cleaning was done August 2016. This will be scheduled annually. Heat tape has been done on buildings B & E, and Kurt with Fleisher Real Estate did a full inspection to ensure all was safe and functioning. We will get a revised proposal to continue with this heat tape project. Tree trimming has been done in the past to make sure that there are no trees touching any of the property. This will be considered at a later date. Deck painting will be scheduled on a rotation basis. This may be considered this year, or postponed for another year. The Board will re walk the decks to determine when the cycle should begin. Cement resurfacing for the front entries

will be looked at in the spring on a unit by unit basis. Landscaping is needed on the islands between the units. A proposal has been done by a design company to create the plant design and install an irrigation system. This is however a limited proposal that needs more detail. Mary Kenyon suggests to propose to owners to adopt their island, get suggestions for plants and pay for themselves. This will be a building and grounds committee discussion in the future. Satellite dishes are installed on decks and are not allowed to be placed on the roof. Ryan states that the satellite dishes that are installed on the decks obscure owners views.

V. Executive Session: Officers of the Association is as follows: Mike Husaluk President, David Harding Vice President, and David Sarver Treasurer

VI. Adjournment: 7:07 pm

- **Action items:**

- Board action: engage an engineer after the snow melts for an inspection/survey to look at windows. Mike H. will contact Bob Patillo
- Ice build up/drain work top of stairs across from unit 8
- Unit 22 needs to clean up outside items and after pets. Bob send notice with fine
- **Do not** send a letter to unit 17 as Mike H. 01/18/17 via phone call
- Order stickers for registered vehicles, consecutively numbered, and generic with out the Pine Ridge name
- Crack sealing for asphalt spring or fall
- Dryer cleaning was done in September, will schedule annually, see separate proposal
- Heat Tape: see separate proposal from Thunder Peaks Electric, find out when they want it scheduled?
- Tree Trimming at a later date
- Deck painting: Rotation basis, Board will rewalk the decks to determine when the cycle should begin.
- Cement resurfacing/front entries: Look at in the spring
- David Sarver wants check register and A/R report monthly!
- Replace Winnies windows with upgrade unit 1 (Kurt)