

PINE RIDGE ESTATES—

MINUTES FROM THE JANUARY 30, 2022 PRE BOARD MEETING

- I. Meeting to Order — Jon Jenz
- II. Financial Update — Kevin East
 1. All but two lots are up to date with dues.
 2. Financial documents will be forwarded to the board, as usual, when the month closes out.
- III. Road Update — Bob Giebel
 1. Culverts have been dug. 6” of road base and 2” of asphalt will be used to repair designated portions of Lance Lane.
 2. Preparation for and installation of asphalt will commence when weather conditions are favorable, and notice to residents will be limited. Lance Lane will be impassable for several days. This will be a yearly occurrence, as work will be completed in stages. The board discusses options for passage through the neighborhood during these times.
 - a. Golf carts and Mules could be used on a volunteer basis to escort residents to vehicles parked at the pond nearest 2661.
 - b. Other ideas are also being explored.
- IV. Lawyers, Covenants, and Bylaws — Kevin East
 1. Our covenants were written in 1997 and are in need of updating in order to keep the Association in line with current law.
 - a. A lawyer specialized in HOAs has been interviewed about updating covenants to protect the HOA.
 - b. The legal fee associated with this service is \$1,500.00. The board votes unanimously to to pursue these updates to the covenants.

2. Southpoint Property Management is a service that partners with HOA boards to “preserve and enhance the property values in their community while improving communication.” The board discusses pursuing these services.

a. Southpoint provides services such as accounting, regularly identifying violations of the covenants, and delivering citations to residents who are out of compliance.

b. The cost of these services is \$400-500 a month. HOA dues would need to be raised to cover the expense, as there are currently no funds available for this purpose.

V. Current Covenants Items — Bob Giebel

1. The board votes 3-1 to propose an amendment merging the most recently approved yearly road assessment, raised from \$500 to \$1000, with HOA dues. Road maintenance is an ongoing expense not accurately defined as a “special assessment,” and is more appropriately designated as a regular HOA expense. The proposal, if passed, would eliminate special road assessments, and raise yearly HOA dues from \$480 to \$1500 a year.

2. HOA’s are prohibited by law from disallowing residents to install solar panels and water wells, with some considerations, such as color of solar panels and prior ACC approval.

3. Imposing deadlines for the completion of construction projects, lowering the speed limit in the community, and other updates to the ACC guidelines will be discussed with the HOA lawyer.

VI. Annual HOA Meeting

1. A Town Hall meeting will be held on March 2nd, at 6:30pm, to discuss the newest proposal from the board.

2. The Annual HOA meeting will be held on March 26th, at 10am.

3. Board Elections

a. Vice President — Jim Alessi is running

b. Treasurer — No candidates have presented themselves.

4. ACC — Jenifer Hendrix is running.

VII. Adjourn — Jon Jenz