

Pine Ridge HOA
Annual Meeting Agenda
April 22, 2017

1. Welcome: (Jon Jenz, President)
2. Introductions:
 - a. New neighbors - introductions by all in attendance.
 - b. Parris & Amie Kitt - Lot 25
 - c. Javier Garcia - Lot 30
 - d. Thomas & Sharon Kline - Lote 5/6
 - e. Keith & Lisa Johnson - Lot 2
 - f. Allison & Christopher Mahfouz - Lot 13
3. Financial Update: (Kevin East, Treasurer)
 - a. Operational Budget Balance as of 4/20/17 - \$16,000.00 approximate. Kevin reviewed what these funds are used for.
 - b. Special Road Assessment Fund Balance as of 4/20/17 - \$60,000.00; about to begin spending some of these funds.
 - c. Additional information. Review of fact that all lots pay dues; all lots are assessed, and nonpayment is enforced and fined. Liens can be filed against properties.
4. Projects accomplished in 2016-17:
 - a. Dock replacement; cost was \$15,000.00.
 - b. New pump for upper pond - Larry Hayes presented information about the pumps and the needed maintenance. Pump repairs cost \$2,500.00; this project is completed, but continued maintenance is necessary.
 - c. General maintenance - Thanks to Larry Hayes; Jon Jenz and board recognized Larry Hayes' efforts and assistance in the neighborhood.
5. Probable Projects in 2017-18:
 - a. Culvert by lower pond (Ken Collins, Vice President) - Board has received quote for the repair;
 - b. Troy Court Sign (Larry Hayes)
 - c. Roads (See 6.)
6. Road Maintenance, Repair, and Future Plans
 - a. Overall Vision & Cost (Ken) - Ken discussed overlay option for the roads. Discussed seal coat throughout the neighborhood - seal coat needs to be done after the road has set short period of time, but before any cracks have a chance to form. Discussion of options - (1) tie in from road to boat