

# PINE RIDGE

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## ESTATES—

### MINUTES FROM THE JUNE 4, 2022 PRE HOA MEETING

- I. Meeting to Order – Jon Jenz and Crissi Howell
  1. Introductions of Neighbors, ACC, and Board
  2. Welcome Zoom friends
  
- II. ACC Updates and Items – Bob Giebel
  1. Road work was successful and more is being planned.
  2. The middle pond, which is common property, is only accessible via *private* property. The Walkers have consented to allow access via the right side of their house. Please avoid driving golf carts or other vehicles through residents' yards for any reason, including accessing common property.
  
- III. Financial Update – Kevin East
  1. Dues are current.
  2. Dues are insufficient to fund the association's expenses.
  
- IV. 5.04 Amendment Discussion – Jon Jenz
  1. Propose merging annual road assessment with annual dues
  2. Currently, the road assessments are voted on each year, but because this is an ongoing expense, it is more consistent with our governing documents to include these costs with others paid as annual dues.
  
- V. Annual Maintenance Fees Discussion – Kevin East
  1. Current fees were established decades ago and have not been raised, though expenses have increased, as well as inflation.
  2. \$1500 is a round number that should be sufficient to cover general HOA expenses, including road maintenance, as they are currently.
  
- VI. Vote – Jon Jenz (Sent electronically after meeting.)
  1. Vice President – Ann Walker
  2. Treasurer – Kevin East

3. ACC Member – Jenifer Hendrix
4. 5.04 Amendment Proposal
5. Assessment for Amendment 5.04 Merger and Dues

Increase

VII. Adjourn – Jon Jenz