Pine Ridge Condominium Association I
Board Minutes 9/9/26
Call to Order 9:00 a.m.

Attendees: Paul, Rhonda, Cletis, and Phil. Vicki was able to join partially by phone then in person.

1. Late condo fees? There are 4 fees still pending for September. One new resident set up an ACH and paid for September, but still owes May – August. Gerry & Paul have been in contact. Paul will contact the resident again.

2. Was the fine for grills paid? No, Paul will check if certified letter was signed for, if so, they owe the fine. If not signed for mail, forget the fine. Grills and propane tanks were removed from patio & patio area.

3. Email request 09.07.2026 for light and camera unit mounted to remain as originally installed by new resident. Paul will contact resident with pictures indicating less conspicuous placement the Board approves for the camera only and inform the resident Pine Ridge will install a sign on dumpster corral indicating the area is "Protected by video surveillance."

4. Landscaper and walkaround 2026 items:
a. Christine Leppert concern on placement of planting. LaRosa moved one time already, Board checked and will not relocate the planting further. Paul will contact Christine and let her know.

b. Stump removal by Building #7. Done

c. Plexi-Glass in Building #9 removal status. Not done yet. Paul will contact again – give until until the end of September to remove.

d. Uncleared debris before planting by Building #11. Debris on neighbor lot, dirt pile and stumps on Pine lot. Rhonda and Vicki will look for Fall sale of shrubs to install in gaps.

5. Cost projection and results from August washing of Building #11 as sample. Charged $650 for test building – results okay. Took more time, but no window issues reported. Possibly budget
money in 2027 for all building but will look into it further. If same contractor he estimates @ $1,000 per building.

6. Status of replacement pool furniture ordered but not delivered for the 2026 pool season as of the 07.08.2026 board meeting. Finally, in; per Allied Pools. To be shipped in the next week.

7. How long will the pool remain open for the 2026 season? How much does it cost to remain open per week? Pool to close end of day Saturday, Sept. 12th, as it is more expensive to heat on cooler nights.

8. Scheduling of woodwork maintenance for hot tub room. Need to have hot tub shut down for several days. Paul will coordinate with Bob, the pool and hot tub guy, for best timing. Project to be done by the end of November.

9. Status of replacement of the faded signage on association roadway. Signs ordered July 8th, never received. Money credited Sept. 3rd., reordered Sept. 8th. Should be here in next two weeks and Paul will install.

10. Update regarding Spectrum access boxes open/in bad condition follow-up call(s). Two done per Cletis, rest should be done as well. Rhonda and Vicki will do a walk around of the full property. Thanks, Cletis, for setting up.

11. Update on flooding in Building #12, 2135B. Insurance determination of responsibility? flooding in Building #13, 2140G. Unit Bldg. 12B, nothing from residents' insurance to Association, Bldg. #13G residents insurance asked for Association documents & insurance about 2 weeks ago, nothing heard since.

12. List of buildings/addresses for current ESA animals. Potential full-time residence of dog in Building #5, 2049 and Building #14, 2175, non-dog buildings. Paul will get list to Board.

13. Any additional air conditioning issues for workout room and clubhouse or Great room vent condensation water on floor and ceiling water damage since the adjustments were made in July? Since July, no noted condensation or dripping. Treated drywall for mold around the ceiling vent area has faded. Continue to run Great Room A/C along with fitness A/C to reduce dew point in Great Room.

14. Have we satisfied the fire requirements related to the Knox Box? Grafton Fire Department has okayed location – Paul will mount the box withing two weeks.

15. Is there any other business that needs to be discussed? Paul will send out Furnace inspection notices and would like to include request for updated resident contact info form and cover sheet along with updated contact info for Pine office. Paul will send cover sheet to Rhonda & Vicki for revisions.

Meeting Adjourned: 10:15 a.m.