



Pine Ridge Homeowners Association Board Meeting Minutes

- ❖ Date: 04/27/26
- ❖ Time: 6:00pm
- ❖ Location: 2862 Bogues View Drive Howell, MI 48843

Attended: President-Frank DiCarlo, Vice President-Eric Riddering, Secretary-Lisa LaFrance, Treasure-Brinton Butler, Trustee-Dan Hass, Trustee-Katie Patterson, Trustee-Dave Wood

- Meeting minutes for 11/23/2025 were approved by all board members.
- Update financials were handed out and read by Brinton.
- Brinton and Frank will visit the individuals at their homes that are late with their HOA dues
- The Annual Pine Ridge HOA meeting/Picnic will be held on Sunday 5/31/26 1pm-4pm. The HOA Board will spend \$750.00 on tables, chairs, Tent and bounce house. Dan will cook and bring hot dogs, everyone in the community will be asked to bring a dish to pass.
- The Annual yard sale will be on Thursday 5/28, Friday 5/29 and Saturday 5/30. Yard sale signs will be ordered and placed at both entrances to the subdivision. Katie offered to advertise the yard sale on some of her private facebook sites.
- Frank will create and email out the spring flyer which will contain the dates for the Annual yard sale and Annual HOA meeting/picnic. Frank will also put in the flyer if anyone would like to volunteer for the board for the following positions President, Secretary, Treasure, and 2 trustee positions please let the board know. He will also address that there will be no vehicle storage on any association road.
- If a board member is assigned a project, another board member can not take over the project.
- No HOA board member should ever argue with anyone on the Pine Ridge facebook page.
- Brinton will report back after speaking to Capital regarding a Drain washout problem at 1388 Douglas Fir Drive.
- We will send Dan a list of the highest priority bylaw changes so he can use AI to get some language together.
- Brinton will look into the cost of Venmo for the HOA dues and set it up so that homeowners can pay their dues through Venmo instead of writing a check.



- Brinton will send a copy of the latest financials and Lisa will send a copy of the latest HOA meeting minutes to Eric so he can post them on the Pine Ridge website.
- Dog runs and tool shed sizes will be discussed at a later meeting.

Respectfully,

Lisa LaFrance, Pine Ridge HOA Secretary