

**BOARD MEETING OF PINE RIDGE ESTATES  
RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION**

**February 6, 2018  
6:30pm**

- I. Call to order: Jon Jenz, Ken Collins, Kevin East, Vance Hendrix, and Larry Hayes in attendance.
  
- II. Financial Update - Kevin
  - a. Kevin provided balance of accounts (\$18,012.30 op acct; \$22,959.39, road acct.)
  - b. Aged receivables - noted Septian still behind. Discussed ongoing issue with Septian. Discussed basic foreclosure process.
  - c. Recommendation for future road assessments.
    - i. Turn at Pharo Ct. needs repair
  
- III. ACC Updates & Items
  - a. New Construction
    - i. Updated on pool project - Lot 4.
      1. pool violations update - safety concerns. Concerns have been addressed. Completion date projected to be end of February.
      2. Discussion of damages to road from concrete trucks from Lot 4 project.
    - ii. Lot 7 - new construction: lot has been cleared. Looked at some preliminary renderings of positioning of the home. Kevin concerned about the placement of the house.
    - iii. Lot 9 - Hayes dock - approval granted.
    - iv. Lot 21 - Request for garden changes. ACC has approved.
    - v. Lot 27 - Ken updated on current status
    - vi. Lot 29 - Ken updated on current status.
    - vii. Lot 30 - home completed and owner has moved in. Still waiting on landscaping - he has been advised of timeline for completing landscaping and debris cleanup.
  - b. Adams Easement - portion of Lance lane in portion of Lot 29
  
- IV. Lawn Maintenance - Ken
  - a. Road islands on Pharo need to be maintained; Boat ramp island - Larry Hayes is mowing.
    - i. Bid is \$100.00 per month for Islands on Pharo and boat dock island.
    - ii. Jon Jenz motion to expend \$50/ month for islands by the lake for mowing. Kevin seconded. Unanimous vote to approve.
  - b. Shane Millican - Ken recommended dropping this option. Never received a bid.

- V. Website Update
  - a. Jon Jenz in communication with Ed Last - still maintaining the website.
  
- VI. Road Discussion
  - a. Haley Way - all pleased with Haley and Neighborhood entrance. Discussed a seal coat. Ken recommends getting seal coat. \$0.15/ square foot - estimated cost, \$2400. Larry Hayes to secure bid on seal coat for entrance and Haley Way.
  - b. Larry Hayes discussed cul-de-sac on Lexie clearing. Next project discussion.
    - i. Larry Hayes discussed some preventative maintenance issues. Places that need fill.
    - ii. Jon Jenz - Motion to grant expenditure of \$1200 for repair wash outs and road maintenance. Second Vance Hendrix; Unanimous vote.
  - c. Discussed maintenance for Troy Ct. maintenance.
  - d. Discussed addressing and maintaining Lance Lane every year or every other year.
  - e. Front gate status - Larry Hayes:
    - i. Larry Hayes discussed the poor design of the gate actuators, etc.
    - ii. Larry Hayes is working on the gate and is repairing the same.
  
- VII. Proposed Annual HOA Meeting
  - a. April 14 - discussed.
    - i. Larry Hayes running for VP.
    - ii. Treasurer - still need a candidate.
  
- VIII. Adjourn.

