

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

October 27, 2011
6:00 p.m.

Board Members in attendance:

1. Jon Jens, President
2. Ed Last, Vice President
3. Greg King, Treasurer
4. Vance Hendrix, Secretary

Introduction

- All Board members identified themselves

Fiscal Report

- Greg King Last delivered the Fiscal Report which included the following:
 - Account balances for the HOA Account and Road Assessment Account;
 - HOA expenses since last board meeting of \$331.00;
 - Discussed the 4 property owners with delinquent dues.
- Board discussed collection efforts to be pursued against property owners with unpaid dues, including option of turning the collection efforts over to legal counsel;
- Discussed need to seek legal counsel for the review of the existing covenants and restrictions.
 - Vance Hendrix agreed to perform a cursory review of the existing covenants and restrictions;
 - Vance Hendrix discussed the recent legislation affecting HOAs.

Pumps and Ponds

- Pond 1 – Will, one of Kevin East's contacts is scheduled to look at the pond on Monday.
 - Discussion regarding possibility of installing solar panels to power the well for Pond 1.
- Pond 2
 - Discussion regarding the opportunity to clean up Pond 2 while water levels are low;
 - Previous agreement by board and Woolseys regarding division of payment for such repairs.
- Jon Jenz agreed to follow up with Kevin East regarding issues concerning Pond 1;
- Ed Last agreed to follow up on Pond 2 cleaning project.

Entrance Area

- Ed Last has fixed the bulb that was out;
- Sprinkler leak has been repaired;
- All board members are encouraged to watch the landscaping as we emerge from the drought to see what needs attention;
- Fence repairs
 - Jon Jenz is going to call his contact to get a bid on repairing the fencing near the entrance.
 - Currently fence encroaches on Stephen Bundy's property – discussion of moving fence or securing an easement for the encroachment.

- Gate
 - Carol Last has agreed to get at least 3 bids on the gate for the neighborhood entrance

Repairs

- Dock
 - Safety concerns about current condition of dock
 - Discussion on repairing dock, and extent of repairs;
 - Board discussed replacing the decking versus replacing the framing. All agreed that the pilings were in good condition;
 - Discussion regarding erecting a canopy over the dock;
 - Ed Last agreed to secure bids for repair of dock.
- Boat Ramp
 - Discussion regarding current condition;
 - Ed Last agreed to secure bids for repair of the boat ramp.

Signage

- Ed Last presented proposal for speed limit signs, speed bump signs, and private property signs;
- Board discussed children at play signs
- Jon Jenz agreed to approach Jennifer Woolsey and ACC to work with company who did the street signs so that any new signs will match the style of existing signs.

Next Board Meeting

- TBD in February or March 2012;

Christmas Decorations and Christmas Party

- Discussion regarding some garland on road signs and lights on entrance sign;
- Discussion regarding scheduling a Christmas party;
- Carol Last to host and organize Christmas Party.