

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

FEBRUARY 18, 2012
12:00PM – 2:00P.M.

Board Members in attendance:

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

- I. Board members physically viewed recent improvements: fence repairs, private property signage, gates, ponds, and dock.
- II. Fiscal Report
 - a. Greg King presented the fiscal report
 - b. Aged receivables were discussed
- III. Gates & Pillars | Front Entrance
 - a. Board viewed gates and pillars.
 - b. Board viewed Gate Keypad
 - c. Board discussed concerns raised about lighting at the entrance.
 - i. Noted that pillars have conduit in place for lighting; however, not wired for lighting; discussion of sodium lighting in trees over gates.
 - ii. Board unanimously agreed to address lighting on pillars at a later date.
 1. Ed Last agreed to obtain quotes for adding lighting to the pillars and present the same to the board.
 - d. Board discussed need to relocate the utility pole for the gates to a location inside the gates.
 - i. Due to cost of relocating the utility pole, the Board unanimously agreed to address this issue at a future time.
 - e. Signage at the front entrance was discussed
 - i. Private Property Sign
 1. There has been mixed views toward the private property sign and its location
 2. The Board discussed changes to the sign, changes to the wording of the sign
 3. Board voted unanimously to locate the sign in/on the median area between the Pine Ridge Estates sign and the gates.
 - ii. Injury/Damage Bodily Harm Warning sign
 1. Board discussed the location of the signage on the gates;
 2. Vance Hendrix recommended keeping the signs for legal/liability reasons;
 3. Ed Last is to relocate the signs to a less prominent location on the gates.
 4. Ed Last to look into signs containing the essential information, but more commensurate with the neighborhood's aesthetics
 - f. Fence repairs
 - i. Board viewed fence repairs
- IV. Pumps and Ponds
 - a. Ed Last & Jon Jenz updated Board on status of ponds
 - b. Board viewed Ponds 1 & 3
 - c. Board briefly discussed completion of pond clean up

- V. Speed Limit Signage
 - a. Board viewed speed limit signs
 - b. All agreed that signs are appropriate, well placed, and look good

- VI. Dock | Boat Ramp
 - a. Ed Last showed Board the improvements made to dock and boat ramp
 - b. Board discussed the need for backfill dirt behind the new wall at the ramp;
 - c. Board discussed the need for paving, calliche, crushed stone, or gravel on area between the road and the beginning of the boat ramp. Ed Last agreed to talk to the contractor regarding this issue.
 - d. Board agreed to address additional issues regarding the dock and boat ramp at the next board meeting.

- VII. Easement Resolutions
 - a. Vance Hendrix briefly discussed what is needed to finalize the easement documents;
 - b. Ed Last agreed to contact a surveyor to prepare a metes and bounds description of the easements being granted to the HOA.

- VIII. Pet | Pit Bull Addition to the Covenants
 - a. Board discussed an Amendment to Article 9.23 – Offensive Activities to include a restriction prohibiting pit bulls in the neighborhood
 - b. Vance Hendrix has agreed to look into appropriate language for such an Amendment.

- IX. ACC Updates – Ed Last
 - a. No updates were presented
 - b. Discussion was had on requirements for service on the ACC
 - c. It was not that a member of the ACC is no longer a resident
 - d. It was agreed that this was not an issue at this time.

- X. Internet Solutions & Ideas
 - a. It was noted that a potential purchaser of one of the lots in the neighborhood was hindered by the lack of reliable internet service.
 - b. This matter was not fully discussed

- XI. Next HOA Meeting | Next Board Meeting
 - a. Elections in September for VP and Treasurer;
 - b. Jon Jenz will choose a date and present the same to the Board at a later time.