

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

7:00pm

I. Board Members in attendance:

Jon Jenz, President
Ed Last, Vice President
Greg King, Treasurer – by telephone
Vance Hendrix, Secretary

II. Fiscal Report – Greg King

- a. Greg discussed/reviewed the fiscal report provided, including some of the one-time expenses made and upcoming;
- b. Reported that expenses are normal for this time of year;
- c. Expressed concern about the Davises – not paying any dues for some time;
- d. Discussed some of the other home owners that are either delinquent on dues or late;
- e. Upcoming capital expenditures – Gregg suggested that a break in terms of planning would be wise to allow the account to recover from recent expenditures for capital improvements.
- f. Discussed the current electrical supplier – we are currently getting competitive rates – discussed concerns about the costs when the HOA incurs when it is necessary to run the pond pumps for extended periods of time.

III. Linda Septian Update - Greg King

- a. Discuss the e-mail sent by Greg King to address a resolution of the Linda Spetian issues;
- b. Greg King outlined the timeline of events related to Lind Septian's delinquent fees;
- c. Vance Hendrix discussed issues and concerns from a legal perspective;
- d. Board voted to hire Vance E. Hendrix to prepare legal agreement related to Linda Septian; vote was unanimous, Vance Hendrix abstained

IV. Acheson Update - Jon Jenz

- a. Easement situation – Jon has sent a letter enclosing the easement to Kirk; Kirk has had the letter for over 1 month; Kirk has not responded.
- b. Discussed some of the legal ramifications of the easement and options for proceeding.
- c. Discussed some of the aesthetic concerns with Acheson house – Ed and/or Jon to notify Kirk of violations.

V. Clean-up front of property - Jon Jenz

- a. Along fence at the entrance to the neighborhood - needs to be cleaned up – paper and debris have accumulated – Jon would like D&D to clean up; trash from the road collects in the corners of Jenz's and Last's lots
- b. Discussed cost to have D&D.
- c. Vote on approval of hiring D&D to clean – unanimous vote approved; Ed to talk to D&D re: same

VI. ACC Updates - Ed Last

- a. Someone has shown interest in Lot 11

VII. Dock/Waterfront improvements - Ed Last

- a. Dock Cover/Carport
 - i. Ed provided sketches of proposed covering for the end of the dock.
 - ii. Cost is approximately \$1500-\$1600.
- b. Replace Decking
 - i. Ed – waiting to hear back from sources re: costs; discussion about doing the work ourselves on a weekend. Decking needs to be replaced first before adding the covering discussed in (a); Jon – ACC should look into this; Jon suggested discussing the improvements with Harry's building supply.
- c. Swing – concerns about safety; Ed to investigate what we can do to remove/repair. Greg King suggested that we notify the Hughes as a courtesy – Ed will investigate and provide feedback via e-mail.

VIII. Status of Ponds - Jon Jenz

- a. Second pond is looking good; pond #3 is in good shape.
- b. Frequency of pump usage; need protocol for pump usage. Suggestion that the pumps be locked to prevent excessive use – Ed to discuss with Larry about the pump usage. We discussed the need for someone to maintain/be responsible for monitoring usage.
- c. Dan Bolin's pond – Dan Bolin had an agreement with mark Pharro for the use of the pump and he would help pay for the cost of the electricity. No formal written agreement. No action on this at this time.
- d. Jon had someone come look at the pond – someone from Texas Wildlife – he said it looks good. Discussed some option to prevent/control the surface algae that accumulates during summer.

IX. Front Entrance Updates – Ed Last

- a. Operation quality/consistency – entrance is working consistently; however, we have had to unplug and reset a few times.
- b. Remotes – discussed the use of some remotes that can be programmed with cars

X. Road Work - Jon Jenz

- a. Halley Way – needs work; Jon would like to build up road fund.
- b. Discussed repaving down by the waterfront; discussed a paved portion between the circle drive and the boat ramp.
- c. What Roads need work this coming year?

XI. Replacing Greg?

- a. Greg King – will need to resign, then the board would nominate people and choose a replacement. Discussed whether Greg King would be completing his term or resigning. Discussed the process under both scenarios.
- b.

XII. Additional Items

- a. Dropbox