

**ANNUAL HOMEOWNERS MEETING OF PINE RIDGE ESTATES
RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION
MEETING MINUTES
April 22, 2023
10:00am**

- I. Meeting to Order – Jon Jenz and & Crissi Howell
- Each of the attendees introduced themselves and where they lived. Each attendee told one fun fact about themselves.
 - Members of the Board and the ACC introduced themselves.
- II. PRE Board Updates - Jon
- President Update: Jon announced that he was stepping down as President of the Board. Chrissy spoke glowingly about Jon and his dedication and service to the Board and to Pine Ridge Estates. Jon will certainly be missed.
 - VP changes: Jon announced that Ann Walker resigned the position of VP but would continue her role as Chair on the ACC. Carrie Langemeier has graciously offered to fill in as VP for the remainder of Ann's term.
 - ACC changes: Leah Moon is up for re-election.
 - How to communicate:
 - Board@pineridgeestates.org
 - ACC@pineridgeestates.org
- III. ACC Updates & Items – ACC
- New & ongoing builds: Several neighbors are actively constructing improvements on their properties. The Jenz's and the Yearty's are constructing swimming pools and pool houses. The Powell's are planning to construct their new home on Haley Way sometime later this year. The Johnson's are planning to construct a pool in the near future.
 - Common areas: ponds, dock, gate, lawns: There was a lot of discussion on the gate to our development. The gate, as installed, was designed for private residence use and was not intended for the heavy traffic that currently utilizes it. Dennis Thornton provided an estimate to modify the gate to accommodate current usage. The estimate is \$6,500. Dennis mentioned that he is in the process of selling his garage door business and thus he cannot guarantee that the new owners will perform the work on the gate at that price. A decision to accept the estimate must be made soon. There were also suggestions that a camera system be added to the gate. Dennis will provide a revised estimate to include a camera system.

Josh Ungerecht mentioned that the piling for the dock will require some lateral bracing. The dredging, paid by Josh, actually lengthens the amount of exposure of the piles above the bottom of the lake. Lateral bracing will prevent any movement of the dock of piles.
 - Miscellaneous: Specific community works days were suggested, possibly in the spring and a date in the fall (ie, the first Saturday in April and the first Saturday in October). The Board will come up with recommendation on the specific dates.

Kelly Jordon brought up two issues for the Board to consider:

1. A trail through the woods to avoid the roads and lawns.
2. Using Pond water for irrigation. Kelly will prepare a specific proposal for the Board

IV. Financial Update – Kevin

- Kevin noted that all residents in Pine Ridge Estates are currently paid up on their dues on their properties.
- Kevin presented a hard copy of the Pine Ridge Estates Budget Year 2023 to each attendee. Kevin explained each of the expenses and revenue detailed in the budget.

V. Road Updates – Jon & Bob

- Bob talked about the recent survey conducted by our road committee (Bob Giebel, Larry Johnson, Gene Moon, and Jim Alessi). The team identified areas within the Pine Ridge Estates that need repairs. Specific areas identified: intersection of Lance Lane and Lexi Lane, Lance Lane, Pharo Court, and Troy Lane. Contractors will be solicited for bids for each identified location. The road committee, in conjunction with the Board, will prioritize the work to be performed based on the bids. The road committee suggested holding off any repairs this year until all the home improvement projects are completed. This would minimize any possible damage to the roads if they are repaired this year.

VI. Vote – Jon

- Jon told the attendees that the voting for the new prospective Board and ACC members would begin today with the ballots sent electronically to each property owner after the meeting. The candidates for office are:
President – Nigel Walker
Secretary – Jim Alessi
ACC member – Leah Moon

VII. Adjourn