

Pine Ridge Estates Board of Directors – Meeting Minutes

April 6, 2015

- A. Call to order
 - a. Meeting called to order at - 7:35
- B. Roll call
 - a. Persons present: Ed Last, Larry Johnson, Michael Williams, Kevin East, Aaron Smith
- C. Approval of minutes from last Board meeting on 1/12/2015 (Larry)
 - a. Vote on approval of minutes. Minutes accepted and Motion to approve by Michael Williams, seconded by Kevin East.
- D. Treasurer's Report (Kevin)
 - a. Go over report from Amy. Kevin East presented. Motion to accept by Larry Johnson and seconded by Michael Williams.
- E. ACC Chair Report (Michael)
 - a. Work on Haley Way road repairs. Work was done to repair road for autos to be able to pass.
 - b. John Jenz has been doing an enclosure on their house.
 - c. The report was presented and accepted. Motion to accept by Kevin East and seconded by Larry Johnson.
- F. Open issues (Ed)
 - a. Aaron Smith has requested to attend this meeting to address the Board on repair to the cut line on his property. Repairs were delayed due to weather but are now complete. Aaron was sent the invoice for \$620 from Jerger Electric. Aaron Smith asked for clarification on the easements of electrical, etc.. He is thinking that this cutting of the pump wiring might not have happened if that were clearer. The board voiced that this should have been avoided if the Utility locator company had come out and located utilities. The board is consistent with our decision on the repairs and will follow up with Aaron on the questions he had about future projects on his property.
 - b. Filed "Procedures and Guidelines" for Animal Control and Fine Procedures
 - c. Document retention Policy – Vance Hendrix drafted a document for discussion and decision. Motion to accept this policy by Michael Williams and seconded by Kevin East.
- G. New business
 - a. Haley Way – to what extent do we repair? Continue to do repairs as needed while houses are still being constructed. Also, Larry Johnson recommended that we get a second opinion on the future repairs of Haley as well as our other roads so that we may be best informed.
 - b. Should there be a "road fee" assessed to any homeowner that modifies their lot/house in such a way as to require large trucks to drive on Pine Ridge Estates roads (such as trucks delivering concrete, heavy equipment or building materials)? We are considering a fee for trucks that are larger than 26,000 GVWR. This will still allow for furniture trucks and such to be delivered without extra fees. For instance, a concrete truck weighs 50,000 pounds loaded. They seem to be what is doing the most damage to our roads combined with all the rain fall this year. This will be brought up at the HOA annual meeting in September.
 - c. Do we leave "key" lock on pond pump circuit breaker box or should we change it to the combination lock provided by Larry Hayes? The board agreed to leave the current lock on the meter.
 - d. Should we amend the bylaws to correct the location error?
 - i. "Section 2.01. Purpose. The purpose for which the Association is formed is to govern the residential area of Pine Ridge of Lake Palestine, situated in the City of Palestine, County

of Smith...”The board agreed to get this amended and get a vote at the annual HOA meeting in September.

- e. Choose date for HOA Annual Meeting. The date is set for September 12th, 2015
- f. Should we have a neighborhood clean-up day? Clean gates, lights, pillars, road edging...The board agreed yes to this and to combine it with a luncheon at the Hughes house on June 6th.
- g. Should we install a “game camera” at the gates to monitor potential problems? We did not feel that this was appropriate for right now.
- h. Re-assign the responsibilities of the gates to someone else. Ed Last is going to ask Larry Hayes about doing this as well as taking care of the lighting repairs as needed by the gate.
- i. Larry Johnson is working with a biologist on our pond health. Fish, habitat, water condition, feeding program, fish harvest etc.. He will get back with us on this data.

A. Adjournment

- a. Motion to adjourn by Ed Last and Seconded by Kevin East

B. Minutes submitted by: Larry Johnson

C. Approval of minutes: