

**Minutes of the Board Meeting of Pine Ridge Estates
Residential Association, Inc., a Texas non-profit corporation**

**April 12, 2020
3:00pm | Zoom Mtg**

- I. Call to Order – Jon
- II. Financial Update – Kevin
 - All lots paid up. Kevin provided account balances.
 - Insurance renewed – Jon
- III. Road Discussion
 - Larry Hayes – update. Still concrete trucks coming on existing construction.
 - Roads up for repair in 2020.
 - Lance lane needs most work.
 - Estimated \$100K in repairs needed.
 - We have \$43K available.
 - Discussed supplementing the road budget with HOA general funds.
 - Larry Hayes to get a few bids on road projects.
 - Firm up road plans.
 - Based on plans & current economy, decide on a Road Assessment financial amount per lot for 2020.
 - Discussed a road assessment. Max allowed per year \$500. All agreed to have this special assessment presented to neighborhood for vote. Discuss option of permitting to pay over 4 quarters.
 - Present these plans to the neighborhood at the Annual HOA Meeting, and have a vote on proposed 2020 Road Assessment.
- IV. Common Properties
 - Trees trimmed/removed?
 - i. Some dead trees near lake.
 - ii. Jon proposed having someone removing trees.
 - iii. Some dead trees on lot 10 – removal options discussed.
 - Pond updates
 - i. Full today. Ponds are healthy.
 - Washout issues
 - i. Larry provided update and discussed some possible solutions.
 - Front Gate
 - i. Brief discussion
 - Fishing pier
 - i. Getting more use. Discussed sealing.
- V. ACC News – Larry
 - Construction updates
 - Larry discussed status of various construction underway and pending.
 - Lots sales/ Homes for sale
 - None for sale or homes for sale at this time.

VI. Poultry Discussion

- Discussed some concerns; need for presenting this to neighborhood.
- Hens only; chickens only; no roosters; mobile coops. Visibility from neighbors and from road. Approval of coop design by ACC.

VII. Annual HOA Meeting

- Proposed date: TBD Via Zoom?
 - Zoom meeting could benefit all owners particularly those that do not live in PRE.
 - Decision tabled until end of shelter in place orders
- Items to discuss:
- Board Elections: VP, Treasurer, both AC spots

VIII. Call to Adjourn – Jon