

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

**February 26, 2019  
6:30pm**

- I. Call to Order – Jon
  - a. In attendance:
    - i. Larry Hayes
    - ii. Jon Jenz
    - iii. Kevin East
    - iv. Vance Hendrix
  
- II. Financial Update – Kevin
  - Insurance renewed – Jon
    - General liability, etc. E&O.
  - Account balances end of Jan 2018
    - \$18K – HOA balance (est)
    - \$25K – Road Assessment balance (est)
  - Aged receivables
    - \$1750.00
  
- III. ACC News – Larry
  - Hunting Issue
    - Simpsons found a dead buck in yard; someone had shot the deer. Larry Hayes addressed the issue with the property owners.
    - Local gov code presented regulated by Smith Co.
    - Vance Hendrix did not review the regulations presented.
  - Construction updates
    - Lot 24 – making progress; dried in; drive coming soon.
    - Lot next to 24 – purchased. Planning to build in 2020
    - Thortons update.
    - Lot 15 being purchased through a builder (Chandler).
  - Lots sales/for sale
  - Fishing pier seal coat – Larry Hayes to seal coat this spring.
  - Larry to work with asphalt seal coat repairs
  - Pond updates (management)
    - Runoff to pond after heavy rain.
    - Larry Hayes looking into assessing silt issues and grass around pond.
  - Washout issues on common properties
  - Gate repair
    - Exit gate – Larry Hayes has worked on the gate.
    - Larry Hayes wanting to upgrade and repair entry gate.
    - Vote to approve Larry Hayes to repair gate as needed – unanimous.
  - Water Well #2
    - Larry Hayes looking into this as it is not pumping water to center of pond.
  - Fence along road – considering sealing.
  - Neighborhood clean up – discussed improving the cul de sac beautification

IV. Woolsey request - Replat of Lots 16 & 17

- Does the Board have the authority to grant? No.
- Hear from K. Woolsey
  - Presented his arguments for replat of 16 and 17 – asking for a recommendation of the board.
  - Lot 16 is 1 acre and he considers it “unbuildable”, but conceded that he is not a builder.
  - K. Woolsey got a contract on the lot 16/17 recently.
- PRE-Covenants, Article IX, 9.02 Replat of Lots. - 9.04 Combining Lots (see below) – reviewed and discussed – presented by Larry Hayes.
- Amendment for HOA considered briefly but not considered a viable action at this time.
- Discussed Possible benefits and/or ramifications of replats

V. Road Discussion

- Roads up for repair in 2019?
  - Seal Troy and Pharo – Larry Hayes gave estimated costs based on recent bids. Lance Lane needs repairs and to be sealed. Lexie needs to be sealed.
  - Larry to get more current bids.
- Firm up road plans by mid-March.
- Based on plans, decide on a Road Assessment financial amount per lot for 2019. (If needed.)
- Present these plans to the neighborhood at the Annual HOA Meeting, and have a vote on proposed 2019 Road Assessment.

VI. Annual HOA Meeting

- Proposed date: Saturday, April ?? 10:00am
- Items to discuss:
- Neighborhood Spring clean-up event & cookout. Date?
- Board Elections: President, Secretary

VII. Call to Adjourn – Jon

**PRE-Covenants, Article IX**

**9.02 Replatting of Lots.** No Lot shall be resubdivided; provided, however, that Declarant shall have and reserves the right, at any time, or from time to time, upon the joinder and consent of the appropriate county and/or municipal authorities, and with the joinder and consent of the directly affected Owners, to file a replat of the Plat to effect a resubdivision or reconfiguration of any Lots then owned by Declarant. Owners shall not unreasonably withhold or delay their joinder in or consent to the replat or amendments to the Plat. The privilege to replat Lots owned by the Declarant reserved in this Section 9.02 shall be exercisable only by Declarant.

**9.04. Combining Lots.** Any person owning two or more adjoining Lots may consolidate such Lots into a single building location for the purpose of constructing one (1) residential structure thereon (the plans and specifications therefor being approved as set forth in this Declaration) and such other improvements as are permitted herein; provided, however, any such consolidation must comply with the rules, ordinances and regulations of any governmental authority having jurisdiction over the Properties. In the event of any such consolidation, the consolidated Lots shall be deemed to be a single Lot for purposes of applying the provisions of this Declaration; provided, however, such Owner shall continue to pay assessments on such Lots as if such Lots had not been consolidated and shall be entitled to one vote for each Lot (determined prior to such consolidation) owned by such Owner. Any such consolidation shall give consideration to easements as shown and provided for on the Plat and any required abandonment or relocation of any such easements shall require the prior written approval of Declarant as well as the prior written approval of any utility company having the right to the use of such easements. Combining of portions of Lots into a single building site is prohibited.