

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

SEPTEMBER 18, 2012

7:00PM

Board Members in attendance:

1. Jon Jenz, President
2. Ed Last, Vice President
3. Greg King, Treasurer – by telephone
4. Vance Hendrix, Secretary

I. Introductory comments

- a. Discussion of Dean Water Supply Report
 - i. Jon Jenz presented the report, and noted that there are no concerns with report.
- b. Discussion re: Eric who provides landscaping maintenance to PRE – concerns that Eric considered PRE last in order of priority each week; the maintenance is not being tended to appropriately; many times the landscaping maintenance is being done on Saturday or Sunday.
 - i. Neal Anderson is a landscaper who has recently bought a lot in PRE; discussion regarding whether or not to give him an opportunity to bid the work.

II. Fiscal Report – Greg King

- a. Expenses are in line with expectations for this time of year.
- b. Brief note of following expenditures:
 - i. Electricity and Landscape
 - ii. Capital improvements
- c. Energy provider
 - i. Report that Glacial is still working well; due to drought and extreme heat last 2 years, it is difficult to make a comparison at this point.
- d. Dues still owing
 - i. Discuss Linda Septian's outstanding balance
 - ii. Davis not paying dues
- e. Greg to prepare Fiscal Report excluding receivables for HOA meeting.

III. Front Entrance – Ed Last

- a. Lights on Pillars/Electrical
 - i. Ed Last discussed what remains to be done to complete project.
 - ii. Robert York bid \$500; however, York advised Ed Last that he could not get to the project; Ed Last checked with three others
 1. One refused to bid
 2. Pro Electrical Service – bid, \$1,600.00.
 3. Benny Swan: made two bids – first bid \$6,000-\$8,000.00; second bid \$4,000-\$5,000.00;
 4. Ed Last would like to seek a revised bid with York.
 - iii. Discussion on how the road will be repaired after conduit is run beneath road.
 - iv. Lights have been purchased and paid for.

- v. Power box near the entrance sign has “burned up,” and there are concerns that the sprinklers are not working in the area behind main sign at PRE entrance.
- b. Safety Loops and Beams
 - i. Hollywood Door systems is coming at end of the month to confirm bid
- c. Private Property/Truck warning signage
 - i. This issue was tabled as it had not been addressed by the Board
- d. **Vote** on budget for expenditure on Lights on Pillars, moving Electrical box, repair of burned outlet - \$3,500.00. Any expenses exceeding require additional meeting.
 - i. Unanimous vote in favor.

IV. Pond #1 Clean-up Discussion

- a. Scum covers the entire pond – need to look into options for cleaning the pond; it is believed that Grass Carp will not solve the problem.
- b. Jon will discuss issue with a contact at Pine Cove.
- c. Larry has agreed to replace the hose for the pump on Pond 1 – HOA will reimburse Larry for costs.

V. Acheson/Bundy Easement Agreements – Jon Jenz/Greg King

- a. Status – Bundy easement is returned and filed with Clerk
- b. Acheson easement – discuss the options to secure signature on the easement
- c. Discussed some of the history and prior agreements with Kirk Acheson regarding his lots:
 - i. Agreements that developer established, including an agreement that there would be a re-plat of the lots. The terms of such agreement.
 - ii. Vance Hendrix discussed legal principles applicable to situation;
- d. Upon signing easement of easement – entire board will return to full functions as related to all lots. All members agreed that this is advisable.

VI. Thinking Ahead

- a. Possible Road Work?
 - i. What roads need work?
 - 1. Discussed Hallie Way
 - ii. Discuss possibility of seal coating Lexie Lane
 - iii. Dock covering
 - 1. Tabled until other projects are addressed
- b. Decking replacement on dock.
 - i. Consider setting aside a few Saturdays for homeowners of PRE to work on the decking – Jon Jenz to bring this matter up at HOA meeting

VII. Insurance Renewal – Jon Jenz

- a. General Liability Insurance – same insurance that HOA has had previously – Jon Jenz advised of status, cost, and general limits of the insurance.

VIII. ACC Updates – Ed Last

- a. Any homes going up in the near future?

IX. Sept 22 HOA Meeting Agenda

- a. Discuss the actual improvements completed in 2012
 - i. Greg to be prepared to discuss the expenditures for capital improvements at the MOA meeting
- b. Elections for VP and Treasurer
- c. Ed Last to discuss the Website at the HOA meeting
- d. Financial Update