

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

**July 1 2013
7:00pm**

- I. Fiscal Report (see attached document) – Jon Jenz
 - a. Jon – reviewed balances in HOA and Assessment accounts;
 - b. Jon outlined recent expenditures – all normal
 - c. Linda Septian is current; now she is on the same schedule as all other home owners;

- II. Covenant Issues – Ed Last discussed the following
 - Violations: Eliminating Courtesy Letter for Repeat Offenders
 - Ed discussed the proposed procedure for resolving covenant violations;
 - Board discussed need for provision in covenants, or a resolution, for repeat offenders of the same violation;
 - Vance to research amendments v. resolutions for this change
 - Homeowners sign each page of Covenants?
 - Ed discussed this matter – Board desires new homeowners to sign each page of the covenants
 - Jon moves to make the requirement that all homeowners sign the covenants at the bottom of each page – further discussion as to when the new owners receive the covenants.
 - Jon moves that home owners sign each page of covenants during process of having plans approved – unanimous vote in favor
 - Animal Control language
 - Ed presented animal control language. – Ed to continued working on the language – tabled vote until next meeting.
 - Amendment to Covenants requiring Board Members to live in Tyler?
 - Discussion of having the ACC and Board members locally – Vance to determine appropriate resolution or covenant.

- III. Front Gates – Ed Last
 - New operators: Jon, Stephen, Kirk
 - Ed to train the foregoing to operate the gate. Ed to schedule the training.
 - Jon suggested creating a document with photos on how to operate the gate
 - Extended openings
 - Discussed using contractor codes

- All Board Members opposed extended openings – discussed the option of creating unique code for all such events, then the code is disabled after the event.
- Contractor codes? Should we eliminate them?
 - All Board Members agreed to eliminate the general construction code – each new construction will have a new and unique code.
- Light bulb replacements
 - Gate light bulb out – Jon to replace the bulb
- Electrical box at front entrance
 - Discussed replacement of the bulb at front entrance sign; Ed has repaired the electrical box.

IV. Acheson/Bundy Easement Agreements – Jon Jenz

- No new movement
 - Kirk has told Jon that he would sign

V. ACC Updates – Ed Last

- Lot 11 purchased
- Trees removed by the dock.
- Discussion of coating Lexie Lane

VI. Upcoming HOA Meeting/Elections

- Decide on meeting date in September
 - 09/28 at 10:00 a.m.
- Location – tentatively the Bundy’s house
- President, Secretary – positions are up for re-election
- Greg/Treasurer appointment
 - Discussed combining the secretary and treasurer positions.