

**Pine Ridge Estates HOA
Neighborhood Meeting Minutes
April 10, 2010**

The meeting was called to order at 10:17 a.m. Attending the meeting: Kevin East, Bill and Umbra Hughes, Jeff and Patti Hay and Edward and Carole Last.

1. We discussed how the HOA has progressed in getting better so all the homeowners have a clear understanding of all the covenants and their responsibilities.
2. There was a short discussion on the people who are not current on their dues. This is being handle by the Board of Directors and they hope this will be resolved soon.
3. Late fees and fines on homeowners were discussed. When a date is given for a fine and the due date is missed, there will be a late fee imposed as stated in the covenants.
4. Reminders will be sent at a later date reminding homeowners that the ACC form must be filled out whenever additions to homes are made, major landscaping is made or any other improvements is made. This form must be turned over to a member of the ACC before work is started.
5. Discussion took place about procedures for infractions and how they are handled. There are four (4) steps that have to take place for notification.
 - Notification of violations will be sent out by certificated mail
 - List of infractions will be communicated
 - Consequences for non-compliance will be communicated
 - Homeowner's recourse procedures are communicated
6. The road fee for new building is \$1000 which was effective last February 1, 2009. This is to help offset the damage done during the new home building. Other ideas were discussed on how to handle future road damage.
7. Everyone was very pleased with the road repair on Lexie Lane. The next repair will be near the back pond.
8. Grass Carp were added to all three ponds and we hope to see improvement later this summer.
9. The wells were inspected and the front well was in need of repair that will cost around \$1000. We will look into solar panels as a way to help offset the electric bill.
10. Our next HOA meeting will hold discussions on how to maintain the roads in our neighborhood. This next meeting will be on **September 4, 2010**. The house will be determined later. Voting will be done so please plan to attend.
11. The HOA needs to discuss how we view small businesses being run out of some homes in our Pine Ridge community.

The meeting concluded at 11:34 a.m.

Minutes: Ginger Legg

