

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

**April 14, 2018
10:00am**

- I. Meeting to Order – Jon
 1. Introductions of neighbors and Board
 2. Website update
 - Jon request for pics of neighborhood for website
 3. Speed Limit
 - History of speed bumps
 - Board is considering adding speed bumps
 - Jon shared personal story about death of a child in a neighborhood that he lived in, resulting from speeding in that neighborhood.
 - Contractors have been speeding – Larry Hayes has talked to them.

- II. ACC Updates & Items – Larry
 1. Intro ACC team
 - Larry Hayes, Laura Jenz, Stephanie East
 2. New neighbors
 3. New builds
 - Simpsons and Adams are getting close to completion.
 - Romero’s pool is coming along. Landscaping starting soon.
 - Thortons – lot 7; looking at builders; construction has not been started.
 4. Common areas: ponds, dock, lawns
 - Water quality is good. Upper pond has some barriers to prevent people from driving around the pond.
 - Pier looks good. Boards need to be treated.

- III. Financial Update – Kevin
 1. See Notes provided by Kevin for account balances.
 2. Aged receivables is lower that it has historically been.
 3. Board voted to keep \$10,000.00 reserves in the road assessment account at all times for unanticipated circumstances.
 4. Kevin East – briefed on history of roads, etc.

- IV. Road Discussion – Larry/Board
 - Rain has slowed things down
 2. Sealcoat projects – from Gate to 2661. Cost: \$1280.00; Haley Way as well.
 3. Overlay project – Troy Court getting overlay, \$8,200.00
 4. Timeline
 5. Front gate status
 - Functioning normally; actuator has been rebuilt. Asked that we allow gates to close completely before re-opening to minimize stress on actuators.
 6. Other maintenance and repair
 - Landscaping – Kliens lawn looks great. Reminder that large projects need ACC approval.
 - Mail access project – Larry looking at a hardwire option.

- There is a 911 Gate Code.
- Considering re-setting codes and flushing the system.

V. Vote – Jon

1. Vice President
2. Treasurer
3. Road Assessment