

**ANNUAL HOMEOWNERS MEETING OF PINE RIDGE ESTATES  
RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION  
MEETING MINUTES  
June 22, 2024  
10:00am**

- I. Meeting to Order – Nigel Walker called the meeting to order. Members of the Board and the ACC introduced themselves to the Attendees. Attendees were as follows:  
Nigel Walker, Kevin East, Carrie Langemeier, Jim Alessi, Ann Walker, and Jennifer Hendrix  
Residents/Owners introduced themselves. Attendees were as follows:  
Andy Dunklin, Kayley Wilkey, Javier Garcia, Isabel Delano, Kerri Jordon, Jon Jenz, Cristina Estupiñán, Charles Powell, Lyla Powell, Dennis Burt, and Stefanie East
- II. PRE Board Updates – Nigel noted that the members of the Board and the ACC are unpaid and that they have volunteered to be on their respective boards in order to help make Pine Ridge Estates the desirable neighborhood that we've come to know. Nigel recommended that all residents of PRE should consider volunteering to be on the Board or the ACC in the future.

Recent accomplishments were as follows:

- Road fix and warranty – Repairs to the intersection of Lance Lane and Lexie Drive and the dock turning circle were completed.
- Volunteers Day – A very successful day as residents cut down trees in the common areas and stained the new picnic benches and the dock area.
- Gate Mechanism replacement and Cameras – The front gate was rebuilt. The original mechanism was designed for a single home use, not the higher volume of traffic that we are now experiencing. The Board voted not to implement the cameras due to cost of maintaining the data in the Cloud and issues with who would maintain and have access to the information.
- Tilapia – In 2023, Tilapia were introduced into our three ponds to help minimize algae growth, recently they were added for the 2024 season. Charles Powel attempted to solicit quotes from several companies that perform pond management. Of the three companies he attempted to contact, only one company (Arrowhead Pond Restoration) responded with a quote for the pond behind the Hayes, Legg, and East homes. The Board will continue to pursue the best method to maintain our ponds.
- How to communicate - [board@pineridgeestates.org](mailto:board@pineridgeestates.org) or [acc@pineridgeestates.org](mailto:acc@pineridgeestates.org).
- Debris removal – Residents were reminded to remove storm debris from their property in a timely fashion.

- Speeding reminder – Residents were reminded the attendees to watch their and their guests or children vehicle speeds as they drive through our neighborhood as there are a lot of walkers on our roads.
- Trees – Residents were reminded to remove any dead trees that line our roads on their respective properties to prevent trees and branches from falling during storm events. Please do not leave the cut up trees on the common properties.
- Dogs – Residents were asked to maintain control of their dogs so that they don't inadvertently encroach on their neighbor's property and disturb the neighbors. Residents were also reminded to pick up after their dogs.
- Obsolete or missing Items in Covenants and Bylaws – The Board noted that there are items in our Covenants and Bylaws that need to be modified or removed. Examples were the use of snail mail for the dues invoices (as opposed to electronic emails), update some fees (to account for inflation), absence of language for new technology (solar panels and generators) and consideration of a sale transfer fee.

III. ACC Updates & Items – Jennifer spoke about the ACC.

Jennifer described the basic function of the ACC. She noted that only one home is currently under construction (Powell's) in our development. Jennifer also noted that residents need to fill out the Existing Home or Landscaping Modification form if an owner is having their roof replaced due to hail damage.

IV. Financial Update – Kevin East presented the latest financial report for our development. It was Kevin's last financial report as he is stepping down as Treasurer after many years of service. Thank you Kevin for all you have done for Pine Ridge Estates.

V. Road Updates – There are no current projects planned by the Board, though as it was noted that there are certainly areas of needed repairs throughout our development. The Board encouraged the attendees to join the Road Committee. The committee makes recommendation for all road repairs in our development to the Board.

VI. Election – The Board noted that there are two candidates for two positions on the Board and one candidate for a position on the ACC. Jim Alessi will email a link to the ballot for all property owners at the conclusion of the meeting. The candidates for office are:

Vice President – Carrie Langemeier

Treasurer – Kali Giebel

ACC member – Bob Giebel

VII. Q & A – The meeting was then open for questions by the residents. Several issues were brought up by the residents:

The Board was asked what areas within Pine Ridge Estates will be mowed by the contracted landscaper? The landscaper will mow the grass along FM 2661 and at the dock/boat launch ramp. There was a question whether the landscape contract includes the widened out areas in the middle of the road on Lexi Lane, Haley Way, and Pharo Court. It appears the contract does not include these areas.

Currently there are six picnic tables down by the dock. The Board was asked if it is possible to bring several of the tables up to the common areas around the ponds. The Board was okay with this suggestion. This will require volunteers to load the tables in the back of pickup trucks to transport them to the ponds. A check is being made with our insurance agent on potential liability issues.

Andy Dunklin brought up that Bob Giebel and he were hiring a stump grinder and offered residents the opportunity to join with them to spread the cost out. Contact Andy if interested.

VIII. Adjourn

IX. Election Results – The results of the balloting are as follows:

Vice President – Carrie Langemeier

Treasurer – Kali Giebel

ACC member – Bob Giebel

We congratulate Carrie, Kali, and Bob. Thank you for your willingness to serve in Pine Ridge Estates.

X. Additional Information - Kevin brought up the issue of transferring signatories with our Southside Bank account. Currently John Jenz and Kevin East are signatories on the Southwest Bank account. Now that the election results are official, we can remove John and Kevin from the account as signers and add Nigel Walker and Kali Geibel.

To add Kali to the Southside account, the bank requires the Annual HOA minutes printed off with the bank account number and the name of rolling off treasurer and the newly appointed treasurer name.