

ANNUAL HOMEOWNERS MEETING OF PINE RIDGE ESTATES
RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION
Meeting Minutes
April 26, 2025, 10:00am

- I. Meeting to Order – Nigel Walker called the meeting to order. Members of the Board and the ACC introduced themselves as follows:

Nigel Walker, Kali Giebel, Carrie Langemeier, Jim Alessi, Ann Walker, and Bob Giebel

Residents/Owners introduced themselves as follows:

Kayley Wilkey, Javier Garcia, Kelly Jordon, Jon Jenz, Cristina Estupiñán, Charles Powell, Dennis Burt, Nanci Burt, Chris Legg, Ginger Legg, Larry Johnson, Gene Moon, Craig Langemeier, Steve Smit, Mary Smit, and Kevin East

Nigel declared that a quorum was established.

- II. Pine Ridge Estates 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 (PRE) 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.

How to communicate: board@pineridgeestates.org or ACC@pineridgeestates.org

- III. Nigel Walker presented the accomplishments for 2024 and 2025:

- The volunteer day help last October was a success. Trees were trimmed or removed. Benches were relocated so that not all six benches were in one location by the dock.
- Tilapia was placed in all three ponds in 2024.
- Gate Mechanism replacement – The gate was updated to a commercial grade system. The previous system was for a single residence. If a PRE resident wants an additional remote, the cost is \$13.75. Contact Bob Giebel.
- Landscape Maintenance – A new contractor by the name of Derek Dyess of Prime Turf Management was hired to mow PRE common areas (ponds, islands, dock area, and FM 2661 frontage).
- Trash Collection – Rates for trash collection from Live Oak have gone up. Republic Services was contacted as an alternative to Live Oak. A representative from Republic indicated that they cannot provide service to our neighborhood due to the size of their trucks and the narrow nature of our roads. Their trucks would block PRE roads when picking up trash and would be destructive to the turnarounds. Anyone over the age of 65 should contact Live Oak and they will provide a senior citizen discount. This will save about \$9.00 on your bill.

- Falling trees – It was noted that there are trees throughout PRE that are dying and have the potential to fall. Residents are responsible for their own tree maintenance. Our residents have helped each other to remove trees on private property and on PRE common property.
- Speed Limits – Residents were reminded to be aware of the speed limit throughout PRE and remind their children not to speed.
- Proposed amendment to Covenant – This proposal would amend Section 9.04 of the PRE Covenant. Specifically, it would allow the Owner of the second adjacent Lot Owners to be eligible for a Fifty Percent discount on the current HOA fees on the second lot commencing January 1, 2026.
- Increase ACC Fee – This Fee was raised to \$1,600 for New Construction. Road fee for heavy trucks remains at \$500.
- Sale Transfer Fee – The Board instituted fee of \$1,600.00 as a way to supplement the road improvement fund. It was noted that Texas has a cap on paperwork that Title Companies require. It was agreed that the new Board should take another look at this fee. It was also agreed that the Board should consider a \$375.00 Sale Transfer Fee as prescribed by Texas law.

III. ACC Updates – Ann Walker spoke about the ACC

Ann described the basic function of the ACC. Ann reminded everyone that the ACC is only concerned about the exterior of the homes in PRE. She noted that only one home is currently under construction (Brink's) in our development. Ann 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 and for the removal of any trees larger than six inches in diameter.

IV. Financial Update – Kali addressed changes to our budgeting system. The monies that are earmarked for road improvements were broken out for the sake of transparency. This will allow everyone to see at a glance how much money in the road improvement fund. Currently there is \$45,000 in the road Improvement fund. Kali also mentioned that \$800 was spent on replacing the lights at our gate.

V. Road Updates – Bob spoke about that the proposed improvements at the intersection triangle at Lance Lane and Lexi Lane. One proposed idea involved planting within the triangle. It was determined that bringing water to the island for planting irrigation will be too expensive. New ideas need to be investigated. It was suggested that the island could be shrunk down to better accommodate traffic.

VI. Q & A – Several issues were brought up by the residents.

- Consider changing our PRE covenants to allow water to be pumped out of the ponds. Currently residents are not allowed to pump from our ponds. Kelly suggested that individual property owners could install wells on their property with the water going into the ponds and then could be pumped out for irrigation purposes.

- It was suggested that the gate code should be periodically changed to limit people outside of PRE from having the code.
- There was concern that runoff for the Pine Cove pond is bringing debris and unwanted aquatic animals into our ponds. Craig mentioned that Pine Cove has recently cleared the pond and is in the process of building another pond above the existing pond. This should help control the amount of debris from entering our ponds.

VII. Adjourn and Remember to Vote

VIII. Votes – After the meeting, the election was held. After several days of voting, 34 out of 35 total votes were registered. The results were as follows:

President – Gene Moon

Secretary – Jim Alessi

Amendment to Covenant for owning adjacent Lots passed (Needed a minimum of 22 lots to pass. A total of 24 lots voted in favor).