

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

Meeting Minutes  
April 25, 2026, 10:00am

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

Gene Moon, Kali Giebel, Carrie Langemeier, Jim Alessi, Ann Walker, Jennifer Hendrix, and Bob Giebel

Residents/Owners introduced themselves as follows:

Kelly Jordon, Laura and Jon Jenz, Cristina Estupiñán, Charles Powell, Nanci Burt, Larry and Christie Johnson, Gene Moon, Craig Langemeier, Mary Smit, Lorrie Alessi, Cristian and Isabell Delano, Andy Dunklin, Rodger and Yolanda Romero, Carrie Ann Yearty, Nigel Walker, and Andy and Rebecca Brinks

Gene declared that a quorum was established.

- II. PRE Board Updates – Gene Moon

- Gene 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. Gene recommended that all residents of PRE should consider volunteering to be on the Board or the ACC in the future.

- III. Gene presented the accomplishments for 2025 and 2026:

- The volunteer day help last year was a success. Volunteers removed and trimmed trees in the turning circles and in the common areas.
- Tilapia was placed in all three ponds during 2025 thanks to the efforts of Kelly Jordon.
- A new pump was installed for the ponds. The old pump was no longer functioning as designed. Water lines from the pump were flushed for improved flow.
- Planting at the gate entrance – Thanks to Bob and Kali Giebel, and Jennifer Hendrix
- Placement of Roadway Reflectors at Drainage Culverts – Thanks to Gene Moon and Bob Giebel
- Paving of Troy Lane – Thanks to Andy and Rebeca Brinks
- How to communicate:
- [board@pineridgeestates.org](mailto:board@pineridgeestates.org) or [ACC@pineridgeestates.org](mailto:ACC@pineridgeestates.org)

- Gene presented new Items

- Gene discussed the memo he sent out earlier concerning Property Cleanup. There was much discussion over the intent of this memo and whether the HOA can impose fines for non-compliance.
- Tilapia for three Ponds for 2026. Kelly Jordon will once again arrange for the placement of the Tilapia.
- Speed Limit – Residents were once again reminded about the speed limits in our neighborhood. Residents were also asked to inform their guests of the speed

limits. Concern was raised about the protocol for ingress and egress to our neighborhood. Gene reminded everyone that vehicles leaving our neighborhood have priority over those vehicles entering our neighborhood. It was recommended that a new sign be posted to remind drivers of the protocol.

- Gene recommended that another Volunteer Day be scheduled for 2026. The main focus would be on the cleaning up of the common areas of pf dead or dying trees. It was suggested that a chipper could be rented to help facilitate removal and disposal of the tree's trunks and branches. A date was not set at this time.
- Front Gate – Board noted that the gate has occasionally been left open after events held at resident's properties. The Board recommended to change the code to only allow the Board members to open and close the gate for events.
- Dogs – The issue of dogs was brought by the residents. Dogs depositing their waste and the owners not picking up after their dogs was of most concern. One factor in this issue was that there are dogs from other neighborhoods which walk onto our neighborhood and are not under the direct supervision of their owners. Andy Dunklin stated that Smith County current Leash laws states that dogs must be on a leash or under direct supervision of their owner. PRE covenants apply the same standard to our neighborhood. Everyone was reminded to pick up after their dogs.

### III. ACC Updates – Ann Walker

- 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 (Pope'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. A discussion ensued over the need to inform the ACC for tree removal for any trees over a 6-inch diameter. The Board debated to either increase the minimum tree diameter or eliminate the need to inform the ACC of tree removal of any size was made. The Board agreed to eliminate the tree removal statement on the ACC Landscape Modification form.

### IV. Financial Update – Kali Giebel

- Thank you to the residents for paying dues on time.
- The pond line item is over budget (Budgeted at \$3,000) due to the installation of the pump (\$5,000) and the Tilapia fish (\$1,300).

### V. Road Updates – Gene Moon

- Members of the road committee are Gene Moon, Bob Giebel, and Larry Hayes.
- Haley Road is in fairly decent shape after the construction of the Powell home. A seal coat on Haley Way would further protect the road surface.
- Road work on Lance Lane from the front gate to the Pope's house will be deferred until construction of their home is completed. Road work is planned on Lance Lane from west of the Pope's house towards the lake.

VI. Votes – Gene Moon

- Gene announced the current slate of candidates for the upcoming election. Gene also threw out an invitation to everyone to consider running for the Board or the ACC. There was much discussion on whether it was appropriate for the VP to be combined with the ACC. The current candidates for office are:
  - Vice President – Kelly Jordon, Crissi Estupian
  - Treasurer – Kali Giebel
  - ACC Member – Charles Powell
  - ACC Member – Kerri Jordon

VII. Q & A

VIII. Adjourn and Remember to Vote

IX. Voting Results. After the meeting, the election was held. The results were as follows:

- Vice President – Kelly Jordon
- Treasurer – Kali Giebel
- ACC Member – Charles Powell
- ACC Member – Kerri Jordon