

**Board Meeting of Pine Ridge Estates  
Residential Association, Inc., a Texas non-profit corporation**

**April 29, 2021  
6:00pm**

- I. Call to Order – Jon
  - a. Attendance: Kevin East, Bob Giebel, Jon Jenz, Vance Hendrix
  
- II. Financial Update – Kevin
  - a. Insurance renewed
  - b. Financial report – Kevin East
    - i. Accounts as of end of March 2021 balances:
      - 1. HOA Account: \$29,575.58
      - 2. Road Assessment Fund: \$50,779.49
    - ii. Dues update:
      - 1. All lots are paid, except one that is late. No issues expected.
    - iii. Energy usage
      - 1. Board discussed getting a contract to lock in the rate for a few years.
      - 2. Unanimous vote by Board: approved Kevin to negotiate contract and lock in rate.
  
- III. ACC News – Bob
  - a. Construction updates
    - i. Properties Under Construction
      - 1. Moon
      - 2. Owners has concerns about price of lumber.
    - ii. Hurt – completed construction; no update.
    - iii. Future builds? None anticipated; board noted that there are only a few lots left.
  - b. Remotes
    - i. Bob has distributed remoted to new residents.
    - ii. Bob has a few extra remotes on hand.
  - c. Front Gate update
    - i. Gate has been repaired. Paid for through insurance claim.
    - ii. Other gate needs hinges. Bob has obtained a bid.
      - 1. Vote to repair. Approved - unanimous.
  - d. Tree Work
    - i. Some trees need to be removed. Bob secured a bid of \$2350-3000.
    - ii. Vote to remove trees; Approved – Unanimous.
  - e. Ponds
    - i. Does the HOA fund tilapia/fish?
      - 1. Discussed the unilateral action by owner to add fish to community ponds. All agreed that owner has/had good intentions; however, discussed need for board approval prior to adding fish in the future.
      - 2. Reimbursement to owner that added fish. Vote: Approved - unanimous.
    - ii. Catch and release:
      - 1. Jon to email neighborhood to remind of catch and release policy.

IV. Road Discussion

- a. Which Road CAN be worked on (if any)?
  - i. Kevin has discussed with Roger: converting the intersections to concrete.
    1. Intersection would be approximately \$45K. Vote to move forward; Approved - unanimous.
  - ii. Asphalt removed from intersections - may be able to use it around culvert.
  - iii. Discussed moving some funds from HOA to keep the Road fund above \$10,000.00 per prior agreement.
- b. Road Assessment financial amount per lot for 2021. (Board Vote)
  - i. \$500 per year; Vote: Approved; unanimous.

V. Annual HOA Meeting

- Proposed date: Saturday, June 5 10:00am
- Items to discuss: TBD
- Board Elections: President, Secretary, One ACC spot (Laura Jenz)

VI. Call to Adjourn – Jon