

**BOARD MEETING OF PINE RIDGE ESTATES
RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION
MEETING MINUTES
May 4, 2023
2:00pm**

1. Meeting Attendees

Board Members: Nigel Walker, Carrie Langemeier, Kevin Eastman, Jim Alessi
Residents: Charles Powell

2. Charles Powell

Charles Powell called in to share his appreciation for the Board's work and to share his concerns with the board. Charles expressed his concerns over how our dues are allocated and spent. Charles had previously submitted an email detailing his concerns along with suggestions/recommendations on how our dues could be allocated and spent. Of particular concern to Charles was that dues collected this year for road and other PRE improvements would not be spent this year. Nigel Walker pointed out that the Road Advisory Group has made recommendations for road improvements to be implemented this year (See Item 3 below).

Pond management has currently been performed by Kelly Jordon and Bob Giebel. The Board has provided the funds to purchase Tilapia and chemicals. There is concern that in the event that Kelly and Bob decide to move from PRE who would take over the work of stocking and treating the ponds.

Nigel Walker noted that Bob Giebel repaired the ladder at the dock. The issue of pressure washing the dock and chemical treating the dock along with the lateral bracing was brought up. No decision was made at this time.

3. Road issues

Jon Jenz and Bob Giebel were invited to the meeting but they were both not able to attend due to previous vacation commitments. Three road improvements were proposed by the Road Advisory Group:

- Lexie Lane/Lance Lane Intersection – Contractor (Advanced Sealcoat and Paving) estimates range from \$2,000 to \$3,000 depending on the extent of the repair. Carrie Langemeier suggested that intersections be redesigned by using concrete. The Road Advisory Group will investigate this going forward. The Board unanimously approved spending \$3,000 to fix Lexie Lane, as proposed by Advanced Sealcoat and Paving.
- Dock turning circle - \$13,850 to \$15,000 – The Board suggested that at least two bids be solicited before any action be taken. Kevin Eastman questioned why any improvements need to be made to the turning circle when other areas within PRE are in need of repair. Jim stated that the turning circle is the gateway to the dock and boat ramp and is one of the few common areas within PRE that can be utilized by all residents of PRE. The Road Advisory Group has discussed and will solicit additional bids.

- Troy Court - Contractor estimate range from \$2,000 to \$7,900 depending on the extent of the repair. Carrie Langemeier indicated that she did not feel that Troy Court warranted any repairs even though she is one of two property owners who utilize Troy Court. Jim Alessi responded that the work on Troy Court is an issue of fairness since the Langemeier and Javier Garcia pay dues and work on their street shouldn't be ignored.

4. New Gate opener mechanism and camera

Dennis Thornton will be contacted to determine the status of his revised bid to incorporate a camera system into the gate modification. An amount up to of \$8,000 was approved by the Board. Bob Giebel will work with Dennis to the estimate to include a camera solution. Work should commence quickly while Dennis is still the owner of Overhead Doors.

5. Trash Pickup new company issues – Jim Alessi stated that he called Live Oak Waste (Ameri-Tex) about the waste collection situation. A representative from Live Oak stated that they have recently experience driver shortages. They have also replaced some of their smaller trucks with larger trucks. The driver shortage has now been rectified. The representative will contact the dispatcher and request that only a smaller truck can access PRE. Jim will send out an email on Friday to all PRE residents to see if everyone's trash was picked up. Some residents may not have been transferred successfully to the new company.

6. Pine Cove Interactions

Launch ramp usage – It was noted that there appears to have been non-residents using the boat ramp. This is likely due to the issue of the gate code being passed out by residents.

Gate code forwarding – Nigel Walker suggested that an email be sent out to all residents of PRE requesting them to be more restrictive when giving the gate code to any visitors or even asking residents to stop giving out the code. Jim Alessi said this could be problematic since most residents have given the code out to friends, family, and contractors.

7. Walking trail in PRE – This was a suggestion that was brought up by Kelly Jordon. Without any specifics or details, the Board was not able to take any action other than asking Kelly to prepare a detailed plan with some cost estimates.

8. Use of water from ponds to irrigate– This was a suggestion that was brought up by Kelly Jordon. Without any specifics or details, the Board was not able to take any action other than asking Kelly to prepare a detailed plan with some cost estimates.

9. Community Work Days – Carrie Langemeier suggested that there should be two community work days per year with the idea being that there would be a date in the early spring and a date in the mid fall (i.e., first Saturday in March and first Saturday in October). This way the PRE residents could put the dates on their calendars so they could set aside the time to participate in the work days. Jim Alessi asked who would be in charge of determining what work would be done on each workday. Nigel Walker said it would probably be up to the Board to determine the work with Nigel overseeing the work.

10. ACC/Yola Email issues – Nigel Walker indicated the issues have not been resolved. ACC emails are still only received by the Board and not the ACC. Nigel will forward ACC emails until we have a solution

11. Assignments

- a. Carrie Langemeier will be the focal point for all PRE Issues. Nigel Walker will be the backup when Carrie is out of town.
- b. Kevin East will continue to provide timely reports on the finances of PRE.
- c. Jim Alessi will be responsible for sending out email broadcasts to the residents of PRE.
- d. Nigel Walker will be responsible for any issues the Board can't agree on.
- e. Nigel Walker was going to ask Kelly Jordon to draw up his idea for a walking path through Pine Ridge Estates and to get an estimate on what it would cost.
- f. Nigel Walker was going to ask Charles Powell to get estimates to pressure wash, stain and add cross bracing to the dock.
- g. Kevin East was going to ask Joshua Ungerecht about any road damage done by his construction and see if he would be willing to help defray the cost.