

BOARD MEETING OF PINE RIDGE ESTATES
RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION
MEETING MINUTES
April 21, 2024
3:00pm

1. Meeting Attendees

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

2. Date of Annual Pine Ridge Estates (PRE) HOA meeting. The Board set the date of Saturday, June, at 10 am for the Annual HOA meeting. Nigel graciously offered his home for the meeting. Jim will send out an email to all residents notifying them of the meeting. Jim will post a sign at the front gate notifying PRE residents of the meeting.

3. Vacancies on the Board

- Kevin Announced that he was officially stepping down as Treasurer after many years of service on the HOA Board.
- Carrie's term as Vice-President ends this year. Carrie is willing to stand as a candidate for the next two years. Carrie stepped into the position after Ann Walker stepped down last year to focus as a member of the Architectural Control Committee (ACC).
- Candidates for both positions will be on the ballot at the Annual meeting on June 1.

4. ACC Vacancies

Ann Walker and Jennifer Hendrix are currently on the ACC. A third member is needed for the ACC. PRE residents will be able to vote for this third member at the Annual meeting on June 1.

5. Finances – Kevin East

- Kevin spoke about the need to charge residents for late fees in a consistent manner if dues are not paid on a timely basis.
- Kevin noted that PRE has not received an electrical bill for several months now. Our electrical needs are for the pumps for the ponds and the front gate. Kevin will investigate.
- The Board questioned the need to send out invoices for the HOA dues via the Post Office. Can the invoices be sent electronically (email or text)? Kevin stated that the PRE Bylaws mandate that the invoices need to be sent out via the post office. The bylaws need to be changed to allow for invoices to be sent out electronically.
- Kevin will make available all of his accounting tools to the new Treasurer.
- Secretary – Jim Alessi
 - Nigel asked Jim if there were any issues concerning the Yola E-mail, website, etc. Yola is the system we use to communicate to the property owners of the Pine Ridge Estates. Jim said that one of our previous residents, Ed Last, was instrumental in helping Jim navigate the editing application for the PRE website via Yola.
 - Nigel mentioned the recent billing issue that we had concerning Yola. The issue has been rectified.
- Roads
 - There does not appear to be any immediate road work repairs for the 2024 calendar year. While there are areas of pavement distress along Lance Lane, Haley Way, and Troy Court, it was recommended that the dollars that have been collected for 2024 should be set aside for more extensive road work repairs in 2025. This recommendation will be presented at the Annual meeting on June 1.
 - Kevin and Carrie suggested that the Board should study other neighborhood HOA's to see how they handle their roads and the funding for necessary repairs.
 - It was noted that the wooden fence along FM 2661 is deteriorating. Plans to repair the fence should be undertaken by the Board.

- Pine Cove
 - It was noted that Pine Cove has installed a barbless wire fence from just east of the Pine Cove pond spillway down to Lake Palestine. A locked gate was installed in the new fence in front of the Delano home. The gate can be accessed by Pine Ridge Estates in the event of an emergency or during future road repairs. Craig Langemeier will unlock the gate when needed.

- Front Gate and Flowers
 - The funds that were originally paid to the Overhead Door Company for the proposed camera system at the entrance gate have been refunded to the HOA. The decision to not install the camera was made after there were concerns for the need of a camera system.
 - The Board recognizes the beautiful flower garden at the front gate. Bob and Kali Giebel have done an amazing job. Thank you guys so much for what you do for our neighborhood.

- HOA Agenda
 - The Board will send out an agenda prior to the June 1 HOA Meeting.