

BOARD MEETING OF PINE RIDGE ESTATES
RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION
MEETING MINUTES
November 26, 2024
4:00pm

Meeting Attendees

The meeting was held at the home of Carrie Langemeier. In attendance were board members Nigel Walker, Carrie Langemeier, Kali Giebel, and Jim Alessi.

1. Approve minutes from last Board meeting
 - The board unanimously approved the minutes from the September 5, 2024, PRE board meeting.
2. Raising the Road fee on the ACC construction form - All
 - The board discussed whether the new build fee (currently \$1,000), which has been in place since the inception of Pine Ridge Estates, should be increased. The only mention of this fee, after review of all PRE documents, is on the ACC new construction form. The board agreed that starting January 1, 2025, the fee will be increased to \$1,600. The fee for minor modification/improvements to an existing home will remain at \$500.
3. Establishing a Property/Lot Transfer Fee – Carrie Langemeier
 - The board discussed implementing Property/Lot Transfer Fees whenever a home is sold. The board agreed that starting January 1, 2025, a fee of \$1,500 will be assessed to all buyers for homes in Pine Ridge Estates.
4. Reducing the HOA assessment fee for adjoining 2nd Lots with no buildings – All
 - The Board discussed whether a reduction to the HOA fees is warranted if a resident has an adjacent lot with no building on it. The thought was since the road fee was merged with the HOA dues and the second lot has no increased traffic, a reduction on the second fee should be implemented. Only four residents are currently in this situation. The Board agreed with reducing the road fee by \$500 for a total fee on the second lot of \$1,000. This issue will need to be put to a vote for all Lot Owners.
5. Landscaping Proposals – Nigel Walker
 - The Board discussed the proposed landscaping project at the intersection of Lance Lane and Lexie Lane. The project will specifically dress up the triangle area at the intersection. The area is getting torn up due to vehicles off tracking on to it when they are turning in and out of Lexie Lane. Kali presented a plan that was drawn up by Dennis Thornton's son. The plan, in concept, met the approval of the Board. The Board will ask Dennis if his son is available to do the work and to present an estimate of the work.
6. New Builds – All
 - The Board discussed the future home construction projects in PRE. The Brink's family has begun construction of their home on their lot at the end of Troy Lane. The Pope family is anticipating starting construction on their lot on Lance Lane sometime in 2025. Both of these construction projects will impact the PRE road system. The Board would like to hold off on any road improvements on Lance Lane and side streets (Troy Court in particular) until the homes are constructed.

7. 2025 Budget – Kali Giebel

- Kali brought up three items specific to our annual budget. First, Kali suggested that we open up another savings account that would be specifically for funds earmarked for road improvements. Currently there is about \$72,000 in our checking account, of which \$60,000 is funds for road improvements. Kali’s proposed transferring the \$60,000 from checking into the new saving account for road improvements. This leaves \$12,000 in the checking account. Kali felt this would make it easier to identify road improvement funds for PRE residents.
- Second, Kali recommended that the due date for our HOA fees be changed to the middle of the month. This change would greatly assist Kali in rectifying the month budget. The Board agreed to change the due date for HOA dues to the 15th of the month.
- Third, Kali presented a proposed budget for 2025. The proposed changes are highlighted in the table below. After review of the proposed budget, the Board approved the budget for the year 2025.

Expenses	Current Budget	Proposed Budget
Water	\$1,000	\$1,000
Electricity	\$1,500	\$1,500
Landscaping	\$5,000	\$7,000
Tree Maintenance	\$2,000	\$2,500
Front Gate Repair	\$1,000	\$1,000
Pond Maintenance	\$5,000	\$3,000
Road Repair	\$30,000	\$28,000
Insurance	\$2,000	\$2,500
Legal and Accounting	\$3,000	\$3,000
Taxes and Municipal Fees	\$500	\$500
Bookkeeping		
Yola Administration		\$500
Neighborhood Maintenance		\$1,000
Miscellaneous	\$1,500	\$1,000
Total	\$52,500	\$52,500

8. AOB

- The Board agreed on getting a sign that would indicate to incoming vehicles that outgoing vehicles have the right of way. The sign would be placed just west of the entrance to PRE. The sign would be of a similar style to other signs on Lance Lane.