

**BOARD MEETING OF PINE RIDGE ESTATES  
RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION  
MEETING MINUTES  
February 26, 2026  
5:00pm**

Present: Gene Moon, Carrie Langemeier, Kali Giebel, Ann Walker, Bob Giebel, Jenifer Hendrix.

Absent: Jim Alessi

1. Call to Order and welcome by Gene Moon. Thanks to the Langemeier's for hosting. Thanks were offered for each member for their willingness to serve on the HOA.
2. The need for better communication between the Board and ACC was discussed. In the past, the VP of the Board was also a member of the ACC. Carrie has volunteered to serve in both capacities. We also discussed meeting quarterly to further improve communication so that all involved may be up to date on current projects, etc.
3. We discussed membership changes in the ACC. Bob will be stepping down in April. Both Ann and Jenifer have agreed to continue serving on the ACC.
4. Gene Moon has proposed and written a letter for the neighborhood outlining the need for the residents to clean up wooded areas as well as removing unsightly items in the front yards of homes per the covenants. It was agreed upon with the only hesitation being it was a bit long. It was shortened and is ready for distribution. We will also discuss at our upcoming neighborhood HOA meeting scheduled for April 26, 2026.
5. We discussed current and upcoming projects: Paving this spring, posts with reflectors installed in several areas along our roads, possible work day this spring, completed pump repair at middle pond and cost of Tilapia for all ponds.
6. Kali updated us on financials. All residents are current on dues.
7. We discussed the role of the Board and ACC pertaining to the adherence to the covenants to protect the beauty and financial value for our neighborhood. We discussed the need to clarify construction requirements for any detached buildings.
8. Adjourn