

HOME OWNERS ASSOCIATION MEETING OF PINE RIDGE ESTATES ON LAKE PALESTINE
RESIDENTIAL ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION

SEPTEMBER 22, 2012

10:00AM

- I. Welcome and Introductory comments by Jon Jenz
- II. Introduction of the new property owners: Nelson
 - a. All Home Owners present introduced themselves to the neighbors (Andersons)
- III. Finances
 - a. Greg King presented the fiscal report, discussing in general the expenditures and budget as well as account balances. Greg King noted the anticipated variances.
 - b. Kevin East noted a \$400 semi-annual expense for acid washing the wells to prevent a buildup of iron deposits.
- IV. Jon Jenz presented the improvements made during the last 12 months to the HOA
 - a. Gates and signage
 - b. Pond clean up
 - c. lake wall and boat ramp – some discussion among HOA members regarding the continued issues with the boat ramp.
 - d. Jon Jenz noted that all expenditures for improvements made this year were made from operating fund without the need for a special assessment to the HOA members.
 - e.
- V. Potential 2013 Projects:
 - a. Discussion of the issues with Pond 1 and Pond 2 – surface algae; Members discussed historical use of grass carp; Chris Legg noted that Tyler Parks Department believed the problem to be season and they did not have a solution for controlling the problem.
 - b. Ed Last explained the loop safety system and the need to implement such safety measures
 - c. HOA members noted and discussed need for the removal of some dead trees, particularly those that are near power lines and may fall onto power lines; also discussed dead trees near pond 3 that supports tire swing.
 - d. Jon Jenz presented some ideas for projects in the near future including a deck work day to make repairs to the decking. Some members discussed various materials and their costs.
- VI. Vote – HOA members voted by ballot for treasurer and vice president of the HOA Board.