

Minutes of February 14, 2013 Board Meeting

Minutes of the February 14, 2013 Board Meeting Pine Forest Property Owners Association

First National Bank, 489 Hwy. 71, Bastrop, Texas

Present: John Gardner, Vice President Bill Haschke, Treasurer
Sue Lane McCulley, Secretary Wayne Hulshof, Board Member/ACC Chair
Robert Leffingwell, Board Member John Clark, Board Member
Robert Potts, Board Member
13 Pine Forest Property Owners

Item 1 of the Agenda: The meeting was called to order by Gardner at 7:05 PM.

Item 2 of the Agenda: On a motion by Haschke and seconded by Leffingwell, the minutes of the January 10, 2013 meeting were approved as presented.

Item 3 of the Agenda: On a motion by S. McCulley and seconded by Potts, the treasurer's report was approved as presented.

Item 4 of the Agenda: Hulshof reported (1) the ACC has received two applications for new houses; (2) the Bank of America now owns the property at 136 Pine Shadows and will have the debris cleaned up by February 28; (3) a letter has been sent to the owner of a property on Lakeside and activity to correct the violation has been undertaken; (4) construction on 11 residences has started without a permit.

Item 5a of the Agenda: Gardner suggested that the wording in Restriction 5A of the CCR's needs to be tightened. He also noted that the CCR's need to address roofing materials and carports.

Item 5b of the Agenda: Leffingwell plans to call a special meeting of residents in Unit 6 to begin the separation process. The CCR's for Unit 6 will be presented at that meeting; Leffingwell noted that they are stricter than the proposed CCR's for Units 7-12. Leffingwell hopes to have the first Annual Meeting of The Reserve at Pine Forest in April.

Item 6a of the Agenda: The property owners of the eleven residences referenced above (5 houses and 6 mobile homes) will receive letters from the ACC stating that they owe a fine for not getting a permit. The owners can then go to their builders for recovery. Clark moved and Leffingwell seconded a motion to set the fine at \$500. Motion passed.

Item 6b of the Agenda: Seventeen slabs remain from burned residences, two abandoned cars are visible, and some carports have not been removed. S. McCulley moved and Leffingwell seconded a motion that the owners be sent a certified, return receipt letter notifying them of the violations and asking them to submit their written plans for remedy within a two-week period after receiving the letter. Motion passed.

Item 6c. of the Agenda: Clark spoke with Clara Beckett, Precinct 2 County Commissioner, about completing paving on Timber Lane down to ColoVista Drive. A study is underway, and Clark will report at a later date. Clark relayed Beckett's suggestion that PFPOA write letters thanking Kirk Watson and Tim Kleinschmidt for their efforts in securing funding to rebuild Bastrop County. Gardner will write the letters. Clark also said that Beckett wanted to be added to the Agenda distribution list. Gardner will do so.

Item 6d of the Agenda: Hulshof presented a request to allow a variance for the setback of a garage. Gardner moved and Clark seconded to allow the variance. Motion passed.

Item 7 of the Agenda: Hulshof moved and Potts seconded a motion to adjourn. Motion passed. The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Sue Lane McCulley, Secretary

February 25, 2013