

Minutes of January 10, 2013 Board Meeting

Minutes of the January 10, 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, ACC Member
Robert Leffingwell, Board Member John Clark, Board Member
Merle Breiland, President Tom McCulley, ACC Member

Item 1 of the Agenda: The meeting was called to order by Gardner at 7:07 PM.

Item 2 of the Agenda: On a motion by Clark and seconded by Breiland, the minutes of the November 8, 2012 meeting were approved as presented.

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

Item 4 of the Agenda: Hulshof reported that the ACC has issued permits for a new mobile home and a new house.

Although an owner's RV does not meet minimum standards, it has been approved as a temporary residence until May while a burned house is being replaced; the approval will not be renewed after May. Hulshof has sent appropriate documents the owner needs for the government, so construction should proceed.

Hulshof has sent a certified letter to the owner of record of a burned out mobile home on Pine Shadows. Haschke requested that Hulshof send him a copy of the letter in case this situation needs Board action.

Hulshof reported that there are two motor homes at 392 McAllister and to the best of his knowledge, the owner's son is living in one of them—clearly a violation of the restrictions. The Board suggested that the ACC visit the property and take appropriate action.

Item 5a of the Agenda: Leffingwell suggested that Unit 6 be severed from Units 7-12 once the paperwork to set up a new corporation can be satisfactorily completed. Some discussion ensued about the division of assets. Haschke moved and Potts seconded that the Board approve in concept the creation of a new corporation for Unit 6 with its own board and its own ACC. Motion carried. Gardner moved and Potts seconded that discussion of the amendments to the Covenants, Conditions, and Restrictions be discussed at a later time.

Item 5b of the Agenda: Haschke moved and Clark seconded that the corrected bylaws be accepted. Motion carried.

Item 5c of the Agenda: The loan request from Colovista was not approved. The fate of the recreation fee and a strategy for providing recreation for Pine Forest will be discussed at a later meeting.

Item 5d of the Agenda: Gardner moved and Clark seconded a motion to authorize Haschke to get the subdivision sign completed with a budget of up to \$1,000.00. Motion carried.

Item 5e of the Agenda: The Agenda for the Annual Meeting has been posted on the website. Leffingwell will ask John Creamer if notice of the meeting can be posted on the WCID marquee.

Item 6a of the Agenda: Leffingwell moved that the Board agrees in concept to enter into a revenue sharing agreement with BCWCID#2 that the revenue after taxes and legal fees have been paid from the sale of lots that have been deeded to either BCWCID#2 or PFPOA be disbursed on a proportionate basis with regard to back fees. Breiland seconded, and the motion carried.

Item 6b of the Agenda: The Board deleted a presentation/discussion of the loan request from Colovista.

Item 6c. of the Agenda: Breiland offered to bring the refreshments to the Annual Meeting.

Item 6d of the Agenda: Deleted.

Item 8 of the Agenda: The meeting was temporarily adjourned at 9:30 PM and scheduled to reconvene on January 17, 2013 at 2:00 PM at 121 Colovista Drive.

Respectfully submitted,

Sue Lane McCulley, Secretary

February 7, 2013