

Minutes of June 13, 2013 Board Meeting

Minutes of the June 13, 2013 Board Meeting Pine Forest Property Owners Association

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

Members: **John Clark, Vice President**

Robert Leffingwell, Board Member

John Gardner, President

Sue Lane McCulley, Secretary

Bill Haschke, Treasurer

Robert Potts, Board Member

Wayne Hulshof, Board Member and ACC Chairman

Note: Boldface of board members' names indicates attendance.

Others present: Tom McCulley, ACC Vice Chairman, and approximately 35 others

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

Items 2A and B of the Agenda: After a brief presentation by Gardner about the pros and cons of developing lots in Unit 6, a question/answer session ensued.

Q: Why are we talking about a development when the developer doesn't own any land?

A: The County and the City have canceled the contract with Leffingwell. However, he has equitable title, and thus, contractual rights.

Q: What qualifies Leffingwell to be on the Board of PFPOA?

A: He owns one lot.

Q: Where are the Conditions, Covenants, and Restrictions (CCR's) we are to review? They are not on the website.

A: They were accidentally removed when the agenda for this meeting was posted. They will be restored immediately.

Q: Why are you promoting this development?

A: I am promoting any development. Revision of the CCR's is needed to protect the homeowners in Unit 6.

Q: Is there going to be a lawsuit regarding Leffingwell's development contract?

A: Yes.

Q: How many votes does Leffingwell have?

A: 262. Leffingwell secured equitable title two weeks before the City and the County reneged.

Q: Will we ever get to see a development plan showing roads, egress, etc.?

A: A plat was filed in 1978.

Q: How many \$250,000 homes were sold last year?

A: Twenty resales were in that price range. Leffingwell commented that 100 lots were declared unbuildable as a result of the drainage study.

Homeowners requested time to study the proposed Unit 6CCR's.

Item 2C of the Agenda: The vote to remain part of PFPOA was unanimous.

Item 2D of the Agenda: Gardner will meet with the committee of eleven residents of Unit 6 (all volunteers) to review and discuss the proposed Unit 6 CCR's. A vote will be taken at a special meeting on July 25 at 7:00 PM. The place will be determined at a later time.

Item 3A of the Agenda: The minutes of the May 9, 2013 Board meeting were approved as presented.

Item 3B and 3B(i) of the Agenda: The Treasurer's report and the update from JK Bookkeeping were tabled until the next meeting.

Item 3C of the Agenda: Hulshof gave the following report: (1) two approved permits for houses; (2) one lot has been cleaned up; and (3) a list of violations was submitted to JK Bookkeeping, some of which are grandfathered; (4) one unpermitted house at 145 Colovista—Gardner will send a letter; (5) T. McCulley is writing Building Restrictions and Guidelines; and (6) trailer and motor home have not been removed from 392 and 396 McAllister—Gardner will address the issue.

Item 3D(i) of the Agenda: Liability insurance for last year for one million dollars' coverage was \$3368. The cost of the same coverage now is \$4700. JK Book Keeping recommended a different company that charges \$1458 for one million dollars' coverage and \$2183 for two million dollars' coverage. The Board agreed to accept Jk Bookkeeping's recommendation and to increase coverage to two million dollars.

Item 3D(ii) of the Agenda: WCID#2 has gone ahead on its own with foreclosures, so PFPOA will receive no funds from these foreclosures.

Item 3D(iii) of the Agenda: Rene Barrientos will install the sign of McAllister when he recovers from his injury. Placing more signs at other places in the neighborhood will be discussed at a later meeting.

Item 3E(i)(ii)(iii) of the Agenda: The majority of the Board believes that the permit fee is not excessive, making the other points moot.

Item 3E(iv) of the Agenda: The fine for construction without a permit at 301 McAllister will be abated.

Item 4 of the Agenda: The regular meeting was adjourned to Executive Session at 9:30 PM.

Item 5 of the Agenda: The regular meeting was adjourned at 10:10 PM.

Respectfully submitted,

Sue Lane McCulley, Secretary

June 26, 2013