

Minutes of April 11, 2013 Special Election

Minutes of the April 11, 2013 Special Meeting Pine Forest Property Owners Association

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

Present: John Gardner, President

Bill Haschke, Treasurer

Sue Lane McCulley, Secretary Wayne

Hulshof, Board Member/ACC Chair

Robert Leffingwell, Board Member

John Clark, Board Member

Mark Campbell, Billy Gravitt, Steve Martin, Tom McCulley, ACC Members

Approximately 68 Pine Forest Property Owners/Residents

Item 1 of the Agenda: The meeting was called to order by Gardner at 7:03 PM.

Item 2 of the Agenda: Board and ACC members were introduced.

Item 3 of the Agenda: Questions and answers were as follows:

Q: Where is the recreation charge?

A: It has been done away with in the CC&R's.

Q: What is an approved border for a driveway?

A: If the driveway is not paved, then the loose material used for the driveway should be inside a border that retains the loose material.

Q: What is driving the process to amend the CC&R's?

A: Recent legislation and the unsuitability of the current CC&R's to enable the ACC to carry out its purposes.

Q: Why has the setback been increased?

A: Primarily for aesthetic reasons. The topography of each lot will be considered for each permit, and allowances can be made.

Q: Is it illegal to send out a "yes" only proxy?

A: No.

Q: Will the restrictions for garages and setbacks be the same for Unit 12 as for Units 7-11?

A: No. Unit 12 will have its own building guidelines.

Q: Define "forced upgrade." [Note: This question was raised with reference to the opinion poll of the level of rules the community wants.]

A: You are referring to an opinion poll, not a vote on an issue, and the numbers used in the opinion poll were merely illustrative.

Comments included a property owner's recommendation that the proposed amendments to the CCR's be adopted to maintain property values. Another property owner noted that the first sentence of Section 7.04 makes the Board sound willful.

Item 4 of the Agenda: Gardner presented a brief slide show outlining the need for and the importance of amending the CC&R's.

Item 5 of the Agenda: Ballots and proxies were collected.

Item 6 of the Agenda: Gardner emphasized the authority granted by the proposed CC&R's to the ACC to enforce compliance.

Item 7 of the Agenda: The only question or comment from the floor was whether the enforcement of the CC&R's would be applied to Unit 12. The answer is that yes, they will.

Item 8 of the Agenda: Gardner adjourned the Special Meeting at 8:10 PM.

Respectfully submitted,

Sue Lane McCulley, Secretary

April 18, 2013