

Regular Meeting Minutes
Pine Forest Property Owners Association (PFPOA) Board Meeting
7:00 p.m. Thursday, July 14, 2022
First National Bank Conference Room 489
Highway 71, West Bastrop, TX 78602

The meeting was called to order by Robert Rosso, President at 7:02 pm. Minutes were recorded via Zoom and recorder.

Board Members present: Robert Rosso, President; Patrick Connell, Vice President; Karen Taylor, Secretary; Lorena Taylor-Gutierrez, Treasurer, and Steve Forsdick, Member at large. Rhonda Scube, ACC Chair was also present.

- 1. Approval of Minutes from June 9th, 2022, Pine Forest POA Board of Directors (BOD) meeting.**
Patrick Connell moved to approve the minutes of the June 9th, 2022, meeting. Lorena Taylor-Gutierrez seconded the motion. Karen Taylor abstained (as she was not at the meeting). The motion carried.
- 2. Monthly Treasurer's Report – Lorena Taylor-Gutierrez**
 - a. Total cash on hand: \$486,832.60
 - b. Net income year to date: \$44,105
 - c. Year to date resale certificates are 51.
- 3. ACC Report – Rhonda Scube**
 - a. The ACC is reviewing 12 new home permits, as well as requests for 2 new pools, 3 or 4 fences, 2 sheds, and various other projects.

** Executive session was called at 7:08 by Robert Rosso. The BOD met in the anterior room for a brief discussion. Meeting was called back to order at 7:18 pm.

Patrick Connell moved for Robert Rosso to work with our attorney to draft a form to accompany the permitting process. The purpose for this will be to allow board members access to view PFPOA properties, (exterior only) for the sole purpose of ensuring compliance with issued permits. Steve Forsdick seconded. The motion passed.

- 4. Unit 6 – Development Updates – Robert Rosso**
 - a. Unit 6 Reserve B Lot Sold
The sale of a reserve lot in Unit 6, east of the hospital emergency unit is underway. This area backs up to current residents in Unit 6. This reserve lot consists of 24 acre tract lots. BOD members will meet with the developer to see if we may influence what will be developed. There have been talks of an apartment complex or some businesses.
 - b. Signage Location Installation Update
 - c. Gate / Access Control
The meeting with the vendor has been rescheduled for the first week in August.

5. Newsletter Update – Patrick Connell

- a. Patrick has ordered free trials of different software packages to review. He continues to work on gathering consistent content for the newsletter. He hopes to have the first newsletter go out after the meeting in August.

6. PFPOA Meet and Greet Picnic – BOD

The date of the picnic will be October 15th.

7. McAllister and Colovista/Tall Forest Monument Update – Steve Forsdick

Steve talked to Paul and Water District #2. ESD is seeking to purchase 2 acres of property to build a new fire station. This property includes the area where the McAllister Monument sign sits. ESD may also purchase the old Fire Station in Tahitian Village. We should know within the next 30 days what ESD decides. In the meantime, Steven is gathering info on the types of signs or landscaping we may utilize.

8. Committees

- a. Fire Fighting – Patrick Connell
Patrick indicated that ESD is still in talks with the city on purchasing and manning the fire station in Tahitian Village.

9. Comments and Concerns from Property Owners

- a. A PFPOA homeowner expressed concern with regard to the Unit 6 development.
- b. Another homeowner is concerned about the ongoing 4-wheelers utilizing Unit 6.

10. Adjournment

- a. There were no other issues to discuss. Patrick Connell moved to adjourn the meeting. Robert Rosso seconded the motion. The motion carried. The meeting was adjourned at 7:40 pm.

Submitted by Karen Taylor, Secretary