

Regular Meeting Minutes
Pine Forest Property Owners Association (PFPOA) Board Meeting
7:00 p.m. Thursday, January 13, 2022
First National Bank Conference Room 489
Highway 71, West Bastrop, TX 78602

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

Board Members present: Robert Rosso, President; Karen Taylor, Secretary; Lorena Taylor-Gutierrez, Treasurer; Ronda Skube; ACC Chair; Patrick Connell, Member at Large. Jeff Kritz who recently joined the ACC was also present.

1. Approval of Minutes from November 11, 2021, meeting

Patrick Connell moved to approve the minutes of the November 11, 2021, meeting. Lorena Taylor-Gutierrez seconded the motion. The motion carried.

2. Monthly Treasurer's Report – Lorena Taylor-Gutierrez

A. Financials - Current assets as of year-end are \$471,178. Total year-end net income is \$26,071. Year to date profit is \$60,558.

B. Year to date, there were 79 resale certificates.

3. ACC Report – Rhonda Scube

A. Permits and Violations - Rhonda Scube

Currently, there are eight homes under construction, two lots being cleared, two homes are installing a solar system, and one home is installing a new roof, in addition to other projects still in process.

B. ACC Committee Membership - Rhonda Scube introduced Jeff Kritz who joined the ACC for the 3rd time.

C. Violation Appeals Presentation - Rhonda Scube

Rhonda Scube discussed that a PFPOA resident had installed a children's swing set / Playscape in his front yard; a violation of PFPOA's CCRs. The ACC issued a first and second notice to the resident. The resident then reached out to the ACC and requested an appeal of the violation and a variance to allow him to keep the swing set in his front yard. Discussion ensued where the resident indicated that he was unaware of the CCR, had noticed another home with a front yard Playscape (which according to Ronda, was also required to be moved) and indicated the Playscape (swing set) has been in his front yard for some time and was in the front yard at the time he received a violation related to his garage installation. The matter will be taken under consideration by the board and the resident will be notified of the decision.

4. CCRs Revision Discussion – Robert Rosso

After lengthy discussions with PFPOA's legal counsel, Robert Rosso discussed that we would not be able to combine the CCRs for Unit 6 with the CCRs for Units 7-12. However, the PFPOA will continue to work on clarifying some items. The PFPOA will

also have both CCRs located within a single PDF to make it easier for residents and homeowners to find the correct CCR for their lot.

5. Unit 6 Trespassing Discussion - Board

Signage Location Update

The "No Trespassing" Signs are going up and the board continues to work on getting the main entry points blocked with a gate or other movable barrier. Rhonda Scube also suggested that more "No Trespassing" signs be stapled to the trees within Unit 6.

6. Committees:

A. Firefighting Efforts – Patrick Connell

Patrick didn't meet with Chief Gill last month due to the holidays. Patrick noted that several lots have come up for sale, but PFPOA doesn't have the ability to competitively bid on these lots, given that there tends to be multiple offers on each lot. Patrick indicated that our best option to obtain land for a Fire Station within PFPOA may be by foreclosing on a lot or lots for failure to pay assessments and/or violations. A visitor to the meeting asked if PFPOA had approached the Colo Vista POA to see if they would be willing to pitch in or if PFPOA had reached out to the developer about donating a lot to be used for the Fire Station. Robert Rosso indicated that he'd talked to the Fire Department, and they would prefer that the lot be within Pine Forest as it is closer to Hwy 71.

B. Walking Trail – Robert Rosso

Robert Rosso noted that the efforts on the walking trails have been paused due to the lawsuit which has since been resolved. He is waiting to hear of the developer's intent and said we may hear something by mid-summer.

7. Comments and Concerns from Property Owners

There was a concern from a property owner about some of the developer's clearing on McAllister near River Forest before Tanglebrier, causing a serious erosion issue. Robert Rosso will look into this.

8. Annual Meeting Announcement

A reminder that the Annual Meeting will be February 5th from 9-10am at the Bastrop Opera House. We have reserved the opera house from 8:30-10:30am to allow for set-up and breakdown.

9. Adjournment

There were no other issues to discuss. Lorena Taylor-Gutierrez moved to adjourn the meeting. Patrick Connell seconded the motion. The meeting was adjourned at 7:45pm.

Submitted by Karen Taylor, Secretary