

Regular Meeting Minutes
Pine Forest Property Owners Association (PFPOA) Board Meeting
7:00 p.m. Thursday, April 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. Minutes were recorded via Zoom and recorder.

Board Members present: Robert Rosso, President; Patrick Connell, Vice President, Karen Taylor, Secretary; Lorena Taylor-Gutierrez, Treasurer; Steve Forsdick, Member at Large. Steve Anderson from the ACC was also present.

1. Approval of Minutes from March 10, 2022, Board of Directors (BOD) meeting

Lorena Taylor-Gutierrez moved to approve the minutes of the March 10, 2022, meeting. Steve Forsdick seconded the motion. The motion carried.

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

- a. Total current assets are \$480,560.
- b. Gross profit exceeds \$39,942. Our budget is \$48k. We are under-projected by \$9k.
- c. Year-to-date resale certificates are 21.

3. ACC Report – Steve Anderson

- a. Permits and Violations
There are 13 outstanding violations, most of which are in a state of resolution. The ACC is currently reviewing 33 applications. Action is pending on 3 additions.
- b. Builder Construction Guideline Recommendations – This item is tabled for tonight and will be discussed at the next meeting as well as the violation fee schedule.

4. Unit 6 – 4-Wheeler Access Trespassing – Robert Rosso

- a. Signage Location Installation – we are moving quickly on getting these installed.
- b. Gate access – Robert met with a representative with a company who builds gates and relayed the PFPOA requirements. He will follow up when he receives a quote. A member asked about locations of the gates and Patrick Connell explained that we cannot block or gate a developed road and that we must discuss with the county commissioner.

5. Newsletter Discussion and Initiation – Robert Rosso

- a. Robert Rosso discussed the idea of creating a PFPOA newsletter to keep property owners informed and to improve communication between the PFPOA board and its members. He asked for a volunteer to take the lead on this project as he has a full plate. Patrick Connell agreed to take on the lead role for the newsletter.
- b. Steve Forsdick will take the lead on reviewing main entrance signage.

6. McAllister Road Monument Sign Lead Responsibility

- a. As stated previously, Steve Forsdick has agreed to take the lead on this project.

7. PFPOA Meet and Greet Picnic – Robert Rosso

- a. The board is discussing a meet-and-greet picnic to allow Pine Forest Property Owners to meet the board and other neighbors. Robert asked BOD members to provide dates they might be available.

8. Fire Fighting Committee – Patrick Connell

- a. We will keep this item on our agenda until we are assured that the proposed manned fire station in Tahitian Village is a “done deal.”

9. Comments, Concerns, Questions from Property Owners

- a. The BOD heard from two members requesting variances. Their requests were not approved by the ACC so both parties requested a review by the BOD. The board listened and asked several questions on both requests. They will discuss separately and advise the petitioners within 30 days of the BOD decision on both matters.

10. Adjournment

- a. There were no other issues to discuss. Patrick Connell moved to adjourn the meeting. Lorena Taylor-Gutierrez seconded the motion. The motion carried.
- b. The meeting was adjourned at 8:14pm.

Submitted by Karen Taylor, Secretary.

Karen Taylor signed electronically

Karen S. Taylor
Pine Forest Property Owners Association