

Minutes of May 9, 2013 Board Meeting

Minutes of the May 9, 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 8 homeowners

Item 1 of the Agenda: The meeting was called to order by Gardner at 7:07 PM.

Item 2 of the Agenda: On a motion by Haschke and seconded by Leffingwell, the minutes of the April 11, 2013 meeting were approved as presented.

Item 3 of the Agenda: On a motion by Potts and seconded by Leffingwell, the treasurer's report was approved as amended. Haschke announced that PFPOA has formally severed from Goodwin Management and that JK Bookkeeping is PFPOA's official management company.

Item 4 of the Agenda: In the absence of Hulshof, T. McCulley reported (1) permits for two pools; (2) permit for one mobile home; and (3) lack of response from the builder and owner at 301 McAllister when they were notified that they needed to get a building permit. Gardner moved to get an attorney to file an injunction to halt construction if the builder and owner did not comply immediately. The motion was seconded by Haschke and Leffingwell; motion carried.

Via telephone, Hulshof recommended adoption by the ACC of the proposed Unit 6 CC&R's with one amendment, to wit: deletion of "including each Mobile Home Lot" from Section 2.01. ACC Members Tom McCulley and Billy Gravitt (both present) approved Hulshof's recommendation.

Item 5a of the Agenda: Gardner presented his receipts for reimbursement associated with mailing and recording costs for Units 7-12 CC&R approval as well as an inventory of leftover materials which are stored by the Secretary.

Item 5b.1 of the Agenda: See Item 4.

Item 5b.2 of the Agenda: Tabled until a later time.

Item 5c.3 of the Agenda: Tabled until a later time.

Items 5c.3 & 4. of the Agenda: Haschke moved to call a special meeting of Unit 6 homeowners to address Unit 6 CC&R's to be coincident with the next regularly scheduled meeting of PFPOA (June 13).

Item 5b.6 of the Agenda: Gardner and Haschke will write a document that will turn over collections/fund balances of Unit 6 for 2013 to the newly formed POA.

Item 5c of the Agenda: The purchase of liability insurance is under review and investigation.

Item 5d of the Agenda: WCID has hired an attorney to foreclose on lots with delinquencies, so PFPOA will not receive any money (Note: only Units 6 and 10 are on WCID water).

Item 6a.1 of the Agenda: Gardner relayed JK Bookkeeping's request for a list of violations in Units 6-12 which will be updated monthly so that proper transfer certificates can be prepared and issued.

Item 6a.2 of the Agenda: JKBookkeeping requested a decision about handling erroneous dues amounts as reported by Goodwin Management in order to process delinquency notices. Haschke said that the current practice is if the delinquency has been paid as it was billed, no further billing occurred. However, the records are corrected for future billings. If, however, the property owner has not paid, then the acreage, and, consequently, the amount, should be adjusted when JKBookkeeping sends out delinquency notices. The Board agreed to continue this policy.

Item 6a.3 of the Agenda: JKBookkeeping performed an audit of records received from Goodwin Management and found no audit flags.

Item 7 of the Agenda: On a motion by Haschke and seconded by Potts, the meeting was adjourned at 8:20 PM.
Respectfully submitted,

Sue Lane McCulley, Secretary

June 6, 2013