

**Regular Meeting Minutes**  
**Pine Forest Property Owners Association (PFPOA) Board Meeting**  
**7:00 p.m. Thursday, July 8, 2021**  
**First National Bank Conference Room 489**  
**Highway 71, West Bastrop, TX 78602**

The meeting was called to order by Robert Rosso, at 7:06 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

**1. Approval of Minutes from June 10th, 2021, meeting**

Patrick Connell moved to accept the minutes of the June 10, 2021, meeting. Lorena Taylor-Gutierrez seconded the motion. The motion carried.

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

A. Financials - Total cash on hand from all three accounts as of June 30, 2021, was \$458,491.59. Actual income from assessments through June 30<sup>th</sup> was \$55,755, which is over budget. There were 42 resale certificates from January 1, 2021, through June 30, 2021.

B. **Collections of Delinquent Assessments Update** - Robert Rosso indicated that the PFPOA board remove four or more years of delinquent assessments, bringing our delinquent assessment figure to about \$30,000. The figure also includes unpaid fines. Robert Rosso indicated that he obtained from our property management company (Ken at CSA Realty) the property addresses or lot numbers of those with unpaid fines and assessments and was told that we can proceed with posting these.

Ken also provided lists of those delinquent less than one year and those with delinquent accounts of more than one year. The PFPOA also sent two mailings to those with delinquent accounts including those who have not paid for the current year's assessment. Robert spoke about posting the addresses and/or lot numbers of those with delinquent accounts of less than one year and proceeding with the lien process for those accounts that are in arrears more than one year. Robert indicated that our attorney agreed we can publish the addresses/lot numbers and outstanding amounts due. Discussion ensued. Patrick Connell moved to proceed with publishing the address and lot/legal description of all those properties with outstanding amounts owed to PFPOA (These outstanding amounts include both assessments and violations). Karen Taylor seconded the motion. The motion carried.

**3. ACC Report – Rhonda Scube**

A. **Permits and Violations Report** - Rhonda Scube indicated there are currently 15 homes under construction, new lots are being cleared and is receiving lots of questions and concerns from lot owners. There was one new notice of violation sent during the month of June. Robert mentioned the ACC reviewed the builder's guide that the ACC committee developed so that this could be given to the builders of new homes prior to beginning their projects. Robert mentioned he would share this document with the board.

B. **Discussion with Bastrop County regarding Signage Plan** - Regarding the signage plan, although the money for the signs has been approved, there remain questions on the placement of signs (Welcome, Unit 6 No Trespassing, etc.) as the PFPOA doesn't want Bastrop County staff to remove the signs.

Rhonda Scube spoke with Carolyn Dill who works for the county, commenting Dill was vague about PFPOA placing signs on county property as she "doesn't want the streets cluttered with extra signage." She recommended that Rhonda send an email to Carolyn Dill and Commissioner Clara Beckett, indicating they would discuss it.

- C. **Discussion with City of Bastrop regarding Signage** - Patrick Connell spoke with Trey Job of the City Planning Committee and with Bastrop Fire Chief Negy on placing barriers to Unit 6 on the right of way. This is an application process whereby staff reviews for Bastrop City Council approval. He also spoke to them about sign placement. Two of the signs to entrances would be placed on land owned by the City, while 10-12 of the signs would be placed at entrances to PFPOA on county land. This action must be approved by the City Council. Patrick also spoke to them about the possibility of erecting a physical barrier to Unit 6 off Highway 71. The City didn't see an issue with that. It would have to be an engineered barrier to limit liability. The PFPOA would have to place the barrier and provide access to those (utilities, Fire Department, Police, etc.) Patrick moved that we give Robert the authority to handle the application process to get sign location and/or barrier approval as well as pursue the cost of signs and barriers. Lorena Taylor-Gutierrez seconded the motion. The motion carried.
- D. **Planned Review of Outstanding ACC Violations and Evaluation process** - Robert mentioned that we would keep on the agenda a placeholder so that board members can meet with the ACC to understand the history of violations, ideas, concepts, so that all members understand the process and history of these violations.

- 4. **Unit 6 Trespassing Discussion Signage** - Discussion ensued on the appearance of the newly proposed signs. One option is a purple, larger than speed limit sign which will cost about \$40 or \$50 per sign (12 signs total for \$500 to \$600). The other option is a red "No Trespassing" sign. Patrick Connell made the motion to approve the background color of red for the signs. Robert Rosso seconded. The motion carried.

#### 5. **Appeal from Property Owners**

A couple (Mr. and Mrs. Luis Moran) from Unit 12 requested an appeal of the ACC decision that rejected the dark blue color the couple were planning to use to paint their home. The Morans were not aware that they needed to ask permission and gain approval for the paint color for their home, and they were concerned with losing the money they'd already spent on paint if the ACC decision was upheld. The Morans indicated that they planned to paint the sides of their home blue with a cream color for the doors.

ACC Chair Rhonda Scube indicated that the entire board drove by and that when they voted, all the ACC members felt that it was too dark and not in harmony with the rest of the homes in the neighborhood and that the request should be rejected. One member of the ACC board, Cindye Ginsel, spoke up and indicated that she did not have a problem with the paint color.

Lorena Taylor-Gutierrez, a member of both the PFPOA Board and ACC, also felt that the blue paint color was too dark -- almost black. Discussion ensued with members commenting on ensuring that the board is consistent throughout the subdivision regarding approving paint colors. They cited other homes with colors they perceived as being as dark. Discussion ensued and Robert Rosso proposed that the Morans write their request outlining exactly what paint colors they are proposing and that the ACC should document the ACC position on the Morans' project.

A decision could not be made as a quorum of members from the ACC was not present, as Lorena Taylor-Gutierrez abstained from voting. Both positions would be sent to the PFPOA Board for final review and a decision. A decision will be made prior to the next board meeting so as not to delay the project.

6. **POA Guidelines** - Due to changes in the law regarding POA Guidelines, a member of the PFPOA cannot also be a member of the ACC Board. For this reason, Lorena Taylor-Gutierrez has resigned her position with the ACC, effective August 31st. She will retain her position as the Treasurer with the PFPOA. Chris Rosso will also resign from the ACC as she could not be on the ACC if her husband (Robert Rosso) was on the PFPOA board. This leaves two vacancies on the ACC. PFPOA will send notices to the entire membership to try to generate interest in joining either board.

**7. Committees**

- A. **Fire Fighting Efforts (Establishing a Volunteer Fire Station within PFPOA)** - Patrick Connell talked with Fire Chief Gill. The fire department will not provide a letter of intent to build and maintain a fire station until we identify a site and give a preliminary approval; then the ESD will provide a letter of intent. Chief Gill indicated they will not build a large structure, that it would be the size of a three-bedroom, two bath home with a garage large enough to store a fire engine. The fire department is currently in talks with the City of Bastrop to buy the old fire station in Tahitian Village. Patrick Connell also proposed the issue that perhaps we (PFPOA) could foreclose on lots that have multiple liens and use those lots to build the fire station. This would apply to undeveloped property only. Robert Rosso supports this concept. The board supports Patrick pursuing this with the attorney (Alex).
- B. **Walking Trails** - There are no new updates but Robert Rosso and Cindye Ginsel will continue to pursue this issue.

**8. Comments and Concerns from Property Owners**

- A. One resident asked about consolidating Unit 6 CCRs with the Units 7-12 for consistency. The ACC is working to review the CCRs for lots 7-12 to remove ambiguities. (Unit 6 CCRs were last revised in July 2015.) Once reviewed, the PFPOA hopes to send these out to the membership for a 30-day review/comment period prior to voting.
- B. Rhonda Scube asked about the county roads within Units 7-12 and whether the board could contact County Commissioner Clara Beckett to ask her to pursue mowing the intersections as those are a safety concern. Robert Rosso will ask Kathleen Caso to contact Commissioner Beckett.
- C. Patrick Connell mentioned the new construction at the corner of Highway 71 and McAllister Road. He is working with the Sheriff's office and the county to address the damage/rubble left at McAllister Road during construction.
- D. Rhonda Scube asked about whether Tall Forest Road belongs in Unit 10 or Unit 13. Unit 10 is part of PFPOA; however, Unit 13 is not. Robert will pursue with our attorney (Alex) to determine if we can have an action plan if another developer wants to build near the current gas station/fast food restaurant. Patrick Connell will review the plats next time he goes to the county office to obtain an answer for Rhonda.

9. **Adjournment** - Robert Rosso proposed that the meeting be adjourned. Patrick Connell seconded the motion. The motion passed. The meeting was adjourned at 8:11pm.

Submitted by Karen Taylor, Secretary  
Pine Forest Property Owners Association (PFPOA)