

Regular Meeting Minutes
Pine Forest Property Owners Association (PFPOA) Board Meeting
7:00 p.m. Thursday, October 14, 2021
First National Bank Conference Room 489
Highway 71, West Bastrop, TX 78602

The meeting was called to order by Robert Rosso, at 7:01 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 September 9, 2021, meeting

Lorena Taylor-Gutierrez moved to approve the minutes of the September 9, 2021, meeting. Patrick Connell seconded the motion. The motion carried.

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

No financials were received from CSA Realty Group, so no details were available.

3. ACC Report – Rhonda Scube

A. Permits and Violations – Rhonda Scube

Currently, there are 10 homes under construction, four lots being cleared, one home is installing a solar system, one shed is being installed and one homeowner is installing a front deck.

B. Signage Plan – Rhonda Scube

Rhonda met with the new vendor on the sign installation. They are currently waiting on the utilities person to review and then the vendor will install the signs throughout the subdivision.

C. Recommendations of Violations to be turned over for Lien Placement

Robert Rosso discussed the five property owners who have received multiple notices of violations and have refused to pay associated fines. Robert recommended that the PFPOA proceed with the ACC proposition that PFPOA move forward with placing liens against those properties. Patrick Connell suggested that while the PFPOA moves forward with the liens, it should also note the corrective actions to be taken to resolve the violation(s). Patrick moved to have the PFPOA proceed with filing liens against those five properties with a notation of necessary corrective actions to be taken with each lien. He further recommended that the PFPOA move forward immediately with the foreclosure process after the liens are filed. Karen Taylor seconded the motion. The motion carried. Patrick also questioned whether PFPOA can issue a violation for someone parking on a county road. Rhonda Scube indicated that the Sheriff's office has issued tickets for cars parked on county roads. The question arose as to whether PFPOA can issue a violation. Robert will clarify with Alex.

4. CCRs Revision Discussion – Board

Robert Rosso mentioned that he was extending the comment period on the proposed CCRs for another 30 days. The plan is that the board will review the comments in November.

The CCRs will be combined into a single document but will address Unit 6 and Units 7-12 separately.

5. Unit 6 Trespassing Discussions

The PFPOA is still looking for another vendor to install the "No Trespassing" signs as well as possibly installing a gate to prevent access to Unit 6 by non-residents and off road vehicles. This is an ongoing process.

6. Committees

A. Firefighting Efforts – Patrick Connell

Patrick spoke with the Bastrop fire chief. The PFPOA has still not found a viable piece of property. We are waiting for our attorney to start the lien process on some properties and then Chief Gill and Patrick will look at the lots to determine if any are viable for a fire station.

B. Walking Trails Committee – Robert Rosso

No new updates.

7. Comments and concerns from property owners

- A. Luiz Hernandez and her husband appealed a violation of the CCR specifically stating that no commercial business can be operated from a residence. (Hernandez is using the separate mother-in-law quarters on her property as an Air B&B.) They stated their request for this exemption indicating that this will only be rented on the weekends and that by renting this property, it would ensure that the property was maintained. They indicated that if the PFPOA denied their request, they would abide by it, but they requested that they be allowed to honor all current booking commitments. Robert Rosso indicated that the board would take this under advisement and get back to them. Robert also informed Hernandez and her husband that the CCRs will be clarified to specifically call out that short term rentals such as Air B&Bs are not allowed.
- B. Jordan Lauritten, in the design phase of building a new home, requested the PFPOA approve his appeal of the ACC's decision denying his building permit and allow:
 - 1. His current proposed driveway that is within the Bluebonnet electric easement.
 - 2. Placement of his home sideways on the lot, whereby the front door will not face Tall Forest (the front of the property).
 - 3. The erection of a north facing retaining wall that will go beyond the 15-foot easement line. Robert indicated that the board would take this under advisement and get back to him.

8. Adjournment

Elaine Taylor-Gutierrez moved to adjourn the meeting. Karen Taylor seconded the motion. The motion carried and the meeting was adjourned at 8:30 pm.

Submitted by Karen Taylor, Secretary

Karen S. Taylor