

# Minutes of August 9, 2012 Board Meeting

## Minutes of the August 9, 2012 Board Meeting, Pine Forest Property Owners Association

First National Bank, 489 Hwy. 71, Bastrop, Texas

Present:	Bill Haschke, Treasurer	Robert Leffingwell, Board Member
Sue Lane McCulley, Secretary		John Gardner, Vice President
Merle Breiland, President		John Clark, Board Member
Robert Potts, Board Member		Wayne Hulshoff, ACC Chairman

Item 1 of the Agenda: The meeting was called to order by Breiland at 7:00PM.

Item 2 of the Agenda: On a motion by Leffingwell and seconded by Haschke, the minutes of the June 14, 2012 regular meeting were approved.

Item 3 of the Agenda: On a motion by Clark and seconded by Leffingwell, the Treasurer's report was approved. Haschke handed out one page of the list of delinquent lot owners who have not paid Association dues and fee, some several years in arrears. He suggested that the Board just let the foreclosed properties go because some of the lots are not buildable. Leffingwell noted that a flood study is being prepared and that some of those lots would be buildable; therefore, it would be better to wait until the report is finished to make a decision on Haschke's suggestion.

Item 4 of the Agenda: The road work on Mauna Loa is complete.

Item 5 of the Agenda: Hulshoff reported that seven places have been cleared of debris, twenty-five slabs remain (some are trailer for RV pods), four permits for new houses have been issued, one permit for a mobile home has been issued, a permit for one fence has been issued, and a permit for one porch has been issued. Hulshoff also said that before the fire, there were 220 homes in Pine Forest; there are now 94.

Item 6a of the Agenda: The water project is still on hold.

Item 6b of the Agenda: Rene Barrientos presented a plan for two subdivision signs for a cost of \$7000. The WCID#2 has approved placement of a sign on McAllister where the previous one stood. The best placement for the second sign is on private property, and Breiland will seek the owner's permission. The signs will be on concrete footers, about eight feet tall with two 2' x 2' x 4' columns, and made of State Park sandstone. The sign(s) will have a 4' face. Leffingwell moved that the Association erect two signs, and, if the property owner refuses permission, only one sign will be erected for \$3500; Gardner seconded. Motion carried.

Item 6c of the Agenda: See Item 4.

Item 6d of the Agenda: The Akala Lane Road project is on hold and is tentatively scheduled for the September meeting.

Item 7a of the Agenda: No report. Breiland will inform the Board members of a source for loblolly pines that Wilderness Ridge Camp has.

Item 7b and 7c of the Agenda: The 2010 legislation and resulting Resolutions sent by the Board's lawyer to the Board were discussed. McCulley will email information from her files to Board members.

Item 7d of the Agenda: The advice from the Board attorney is that the president sign the sales contract with Pine Forest Investments Group, LLC in spite of ongoing disputes about the disbursement of the money from the sale. By a prior document, PFPOA will receive 35% of the proceeds of the Goldome lots. The sale of the remaining 120 lots will be subject to Section 34 of state law, regardless of the disputes. Two contingencies to the contract exist: One is a development agreement with the City (which has been accepted) and the checking of the title of each lot by Bastrop Abstract Company, which expects to research forty to fifty a month. Haschke moved and Clark seconded that we follow the attorney's advice and authorize the president to sign the contract.

Item 7e of the Agenda: The Board attorney is reviewing the Building Restrictions and Guidelines for the Unit 6 proposal.

Item 7f of the Agenda: The following motion was made by Haschke:

I move, based on the substantial consideration provided by Pine Forest Investments Group, LLC (Developer) in building roads and infrastructure in Pine Forest Unit 6 and the payment of an agreed upon percentage of prior charges on acquisition of lots that the Board approve the abeyance of all Annual Charges and Recreation Charges/Fees against all lots now owned or acquired in the future and held in inventory by Developer until released to a qualified builder, or until the Developer effectively ceases transferring lots to builders or eight years after the effective date of the contract

(agreement is renewable at that time) when all fees and assessments would again be possibly imposed. The purpose of this motion is to provide a qualified subdivision Developer with clear title to all lots which the Developer is holding for sale to builders and ending the forgiveness at such time that the Developer divests himself of lot inventory, goes out of business, or, for any reason, simply ceases operations.

The motion was seconded by Clark; motion carried.

Item 8 of the Agenda: On a motion by Clark and seconded by Haschke, the meeting was adjourned at 9:02 PM.

Respectfully submitted,

Sue Lane McCulley, Secretary

August 21, 2012