

Minutes of October 8, 2015 – Board Meeting

Minutes of the October 8, 2015 Board Meeting of the

Pine Forest Property Owners Association

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

Members: **John Clark, Vice President**

Sue Lane McCulley, Secretary

John Gardner, President

Drusilla Rogers, Board Member

Bill Haschke, Treasurer

Jill Rosales, Board Member ACC Chair

Robert Leffingwell, Board Member

Note: Boldface of board members' names indicates attendance.

Item 1 of the Agenda: The meeting was called to order by Gardner at 7:03 PM.

Note: Order of agenda changed here for a speaker at this point in the meeting.

Item 1 (i) of the Agenda: Brad Lofton offered an option for dealing with the dead trees in Pine Forest. He said that the trees can be felled and then covered with soil which has two benefits: impeding erosion and maintaining hydration. His father-in-law and owner of 410 Kaanapali, Bruce Reed, is using this method on his lot. Rosales wanted to know about drainage issues with this plan, and Lofton replied that drainage paths are created. Clark suggested that Lofton meet with Clara Beckett to see if the County has any further plans or funds to help with the problem of the dead trees. Leffingwell said that there had never been a drainage study for Pine Forest and advised Lofton to meet with the County Engineer. Before work proceeds on any large project, Lofton needs to meet with the ACC.

Note: Return to agenda order at this point.

Item 2 of the Agenda: Haschke moved and Rogers seconded to approve the September 10, 2015 minutes; motion passed unanimously.

Item 3 of the Agenda: After Rogers asked what items were under "Miscellaneous" and received the answer—signs—Clark moved and Haschke seconded to approve the treasurer's report; motion passed unanimously.

Item 4 (i) of the Agenda: (1) Rosales approved a garage not on some original house plans. The ACC will follow up to ensure that the garage is built at the same time as the house. (2) It has been discovered that on the southwest corner of McAllister and River Forest the driveway of an established house crosses the easement by 10 feet and extends into the adjacent lot by another 6 feet. David Weekley Homes, West Creek Homes, and the owners will meet to resolve this problem. (3) There are numerous violations in Unit 12, and the ACC will focus its attention on curing them.

Item 4 (ii) of the Agenda: Road Committee Chairman Clark announced that Clara Beckett has let bids for the extension of Oak Shadows to Hwy 71. McAllister will be the last to be paved. The following comments are not in the direct purview of PFPOA, but PFPOA residents will be affected. Several members of the audience attended a public hearing and were informed of the following: The part of Tahitian Drive that is in the city limits will be widened and paved; the work at Tahitian and 71 will be finished in February; the surface roads will be two-way; the speed limit will change to 75 mph going east on 71 at Tahitian which will make turning from McAllister onto 71 more dangerous; and that a flyover is being planned at 95 and 21 but not at 71 and 95.

Item 5(i) of the Agenda: On Wednesday, October 7, 2015, two motions were filed by the plaintiffs. One was a discovery request for cell phones and hard drives of the defendants. The judge ruled against the motion, noting that the defendants have already supplied over 2000 documents. The second was the motion to strike PFPOA's intervention on the basis of ownership. The attorney for PFPOA had the burden of proof to demonstrate PFPOA's ownership of the contested lots in Unit 6. The judge did not grant plaintiffs' motion, so PFPOA is now part of the lawsuit. The next item on the docket is the motion for summary judgment based on Merle Breiland's signature on the contract and subsequent delivery of the contract to PFIFG.

Item 5 (ii) of the Agenda: The Unit 6 Homeowners' Development Review Committee had no report; action is pending resolution of litigation.

Item 5 (iii) of the Agenda: The roadside wood piles have been removed at a final cost of \$3600. Clark will be reimbursed.

Item 5 (iv) of the Agenda: The event signs have been taken care of, and the Board needs to make a decision about the entry signs. The choice was the third design with "deed restricted" added. The cost for one setup (sign, pole, etc.)

is \$1087. The Board decided to place four signs at the following locations: on Kaanapali at the western edge of Units 7-12, at Mauna Loa and Tahitian, at the south end of Mauna Loa, and at the south end of Briar Forest.

Item 5 (v) of the Agenda: The revised bylaws have been recorded and are available on the website.

Item 5 (vi) of the Agenda: Progress has been made on the list of “things to do,” and a couple of serious non-permitted structures in Unit 12 have been added.

Item 6 (i) of the Agenda: The process for soliciting and interviewing volunteers and the ACC will be finalized at the November meeting.

Item 6 (ii) of the Agenda: A decision about subsidizing remaining dead wood clean up was postponed until further information is available.

Item 6 (iii) of the Agenda: Gardner asked Clark for a report on fire hydrant build outs. Clark said that a report has been compiled but that the costs probably need updating. Gardner and Clark will meet with Aqua and then with Clara Beckett to determine the County’s intentions for installing water lines when Colovista Drive is extended. Frank Skube from the audience volunteered to help with this project. His email is frankskube@gmail.com.

Item 6 (iv) of the Agenda: Setting dues will occur at the November meeting.

Item 7 of the Agenda: Relevant questions and comments from the audience have been incorporated into the minutes. Other discussion was about foreclosures, taxes, and the CAD.

Item 8 of the Agenda: The meeting was adjourned at 8:48 PM.

Respectfully submitted,

Sue Lane McCulley, Secretary

November 11, 2015