Minutes of February 13, 2014– Board Meeting

Minutes of the February 13, 2014 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: Merle Breiland, Paul Burt, Paul Grabowsky

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

Item2 of the Agenda: Haschke moved and Leffingwell seconded to approve the January 2014 minutes as presented. Motion passed unanimously.

Item 3 of the Agenda: Haskchke noted that the amounts on resale certificates and transfer fees are not matching on the expense and income lines. He will contact JK Bookkeeping to resolve the matter. Haschke also reported that he has received a few checks from Goodwin; apparently, some lot owners mailed their annual fees to Goodwin. Goodwin is depositing the checks for fees into its account and then issuing individual checks to PFPOA with the lot owner's name on them. Clark moved and Potts seconded to accept the Treasurer's report as presented.

Item 4 of the Agenda: No report.

Item 5 of the Agenda: No report.

Item 6 (i) of the Agenda: Gardner has not received a reply to his letter to Bastrop Count WCID #2 regarding standby fees being charged on lots that are not in its service area. The general opinion of the Board is that Gardner should meet with WCID. If the meeting does not produce an agreeable outcome, PFPOA can transfer its lot to Leffingwell. When WCID comes to collect fees, PFPOA, as a previous owner, can sue WCID for unjustified standby fees. The question about this strategy is how much is owed on the PFPOA lot. Haschke will research.

Item 6 (ii) of the Agenda: Out of 38 bad addresses of owners, 4 have been fixed. The others are probably lost causes.

Item 6 (iii) of the Agenda: One option to be considered in the settlement of the lawsuit is for PFPOA to buy out the County's 1.8% interest in the 262 lots under coin tract.

Item 6 (iv) of the Agenda: Go Green has not received an environmental certificate and thus cannot go on private property per the Texas Fish and Wildlife Commission because of the Houston Toad and getting waivers from the landowners. Clark will follow up with Commissioner Clara Beckett on the issue.

Item 7 (i) of the Agenda: McCulley moved and Haschke seconded approval of $1000 to be paid to the Tahitian Village POA for 2013 Clean Sweep.

Item 7 (ii) of the Agenda: Minor revisions to the bylaws have been necessitated because of state laws; the details are on the Agenda for the February 13, 2014. An addition section will be added, to wit: "Any member nominated for a Board position must accept in person or by affidavit." On a motion by Haschke and seconded by McCulley, the addition of Article 13 passed by a five to one majority. On a motion by Clark and seconded by Gardner, the revisions to the bylaws with changes discussed passed unanimously.

Item 7 (iii) of the Agenda: Gardner will circulate the bylaws to the Board for final approval before recording.

Item 7 (iv) of the Agenda: Clark mentioned the need for new signs announcing the Annual Meeting. Leffingwell will report at a later meeting.

Item 7 (v) of the Agenda: Clark suggested that the Board consult an IT professional about a plan to reduce the paper the Board handles. He also commented that the Board consider the possibility of purchasing some IT equipment.

Item 8 of the Agenda: Potts moved and Gardner seconded that the meeting be adjourned at 9:00 PM.

Respectfully submitted, Sue Lane McCulley, Secretary February 17, 2014