

Minutes of September 12, 2013 Board Meeting

Minutes of the September 12, 2013 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: Approximately 35 others, Tony McDonald, Steve Martin (ACC member)

Item 1 of the Agenda: The meeting was called to order by Gardner at 7:05 PM who recognized the guests assembled for the purpose of voting on proposed CCR's for Unit 6.

Items 2A and B of the Agenda: Gardner gave a brief presentation about the proposed of CCR's for Owners in Unit 6. Some owners complained that they did not get notice either through email or US mail. Gardner noted that addresses from the County's database were used and that both email and US mail notices were sent in a timely manner. The certified count was 46 AGAINST adoption of the proposed CCR's and 319 FOR adoption, consisting of 46 non-developer owned lots AGAINST, 57 non-developer owned lots FOR adoption, plus 262 lots over which PFIG holds record title under contract FOR adoption. There being 319 lots in favor, the requirement of the existing CCRs be ratified by at least one third of all lots (245) having been met, the proposed CCRs were thus adopted.

Item 3A of the Agenda: The following correction was made to the minutes of the August 8, 2013 meeting: Item 6.B. of the agenda—reimbursement to Gardner for filing fees for a cross complaint and citations for individual defendants—was approved. The minutes were approved as corrected.

Item 3B of the Agenda: In reviewing the treasurer's report, Gardner noted that the number of and the dollar amount of delinquencies are very high and asked if any of these overdue accounts have been flushed out by foreclosure. Haschke responded that some have, yet he believes that there are still 8 or 9 delinquencies, with houses, in Units 7-12 and about 290 totaling \$143,000 in Unit 6. He offered to research to get the exact numbers. Clark moved and Hulshoff seconded that the treasurer's report be accepted; motion passed.

Item 3C of the Agenda: Hulshoff reported the following: The ACC has received one application for a mobile home, one partial application for a house, and one application for a fence. He said that in response to his letter noting violations, the owner of 396 McAllister will clear up the problems by the end of September. Hulshoff asked for action by the Board to resolve a situation of an undersized mobile home at 106 Lakeside. The owner is an elderly ill man who apparently has no family. Gardner moved and Haschke seconded that the Board issue a variance; motion passed.

Items 3D(i) and 3D(ii) of the Agenda: Resolution of the issues at 396 McAllister are in progress. If the issues are not resolved by October 1, the Board will file an injunction.

Item 3D(iii) of the Agenda: The sign for the McAllister monument needs to be lighted. Clark will investigate installation of a solar-powered light and report.

Item 3E(i) of the Agenda: Discussion of dues amounts for Units 6-12 was tabled.

Item 3E(ii) of the Agenda: Gardner presented two receipts for postage costs regarding the mail out for the Unit 6 proposed CCR's. Envelopes and paper came out of Board inventory. Haschke moved and Potts seconded to approve reimbursement to Gardner for \$101.20; motion passed.

Item 4 of the Agenda: Gardner adjourned the regular meeting at 8:20 to go into Executive Session.

Item 5 of the Agenda: The regular meeting was adjourned at 8:50 PM.

Respectfully submitted,

Sue Lane McCulley, Secretary

October 22, 2013