

Minutes of November 12, 2015 – Board Meeting

Minutes of the November 11, 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.

Also present were ACC Member Ken Oliveira and four property owners.

Item 1 of the Agenda: The meeting was called to order by Gardner at 7:04 PM.

Item 2 of the Agenda: Rogers moved and Haschke seconded to approve the October 8, 2015 minutes; motion passed unanimously.

Item 3 of the Agenda: Leffingwell moved and McCulley seconded to approve the treasurer's report; motion passed unanimously. There was a request from the audience to post the treasurer's reports on the web site; Haschke will do so.

Item 4 of the Agenda: (1) ACC Member Oliveria reported that the committee has found no serious violations. (2) The ACC is taking a back seat to the driveway issue reported last month, hoping that the owners will arrive at a solution. (3) Two applications are being reviewed.

Item 5 (i) of the Agenda: The revised Motion for Summary Judgment has been filed with the hearing on the motion set for December 9. Gardner will be deposed prior to the hearing. Litigation will cost another \$25,000.

Item 5 (ii) of the Agenda: No report from the Unit 6 Homeowners' Development Review Committee, but Oliveira reported that he had talked with Mike Fisher and that Unit 6 should be cleared by the end of the year.

Item 5 (iii) of the Agenda: Discussion of further wood cleanup will be deferred until the January 2016 meeting.

Item 6 (i) of the Agenda: A letter of encouragement for members to run for Board and ACC positions was reviewed and approved. Most letters will be sent by email; Rogers and Gardner will take care of the snail mail.

Item 6 (ii) of the Agenda: Clark has maps of electric lines, transformers, and water lines. The suggestion was made to invite the County Engineer to the January meeting to discuss these issues, especially as they relate to an upgrade to the water lines.

Item 6 (iii) of the Agenda: Discussion of options for fire hydrant build out was postponed.

Item 6 (iv) of the Agenda: McCulley moved and Haschke seconded that association dues remain at \$60 for 2016; motion passed unanimously.

Item 6 (v) of the Agenda: McCulley and Rogers agreed to draft a welcome letter for new owners. The management company will send the letter out each time there is a transfer.

Item 6 (vi) of the Agenda: Dumping is a major problem throughout Unit 6. Rogers contacted law enforcement who said that gates would be the best deterrent. Oliveira and Rogers will talk with others who would be affected by gates—the City, Mike Talbot, WCID, and LCRA—and will get prices.

Item 7 of the Agenda: There were no questions or comments from the audience.

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

Respectfully submitted,

Sue Lane McCulley, Secretary

November 27, 2015

