

# Minutes of February 12, 2015 – Board Meeting

*Minutes of the February 12, 2015 Board Meeting of the 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**

Billy Gravitt, **ACC Representative and Board Member**

**Bill Haschke, Treasurer**

**Note: Boldface of board members' names indicates attendance.**

Others present: 14 property owners, ACC Member Tom McCulley, and Noe Reyes.

**Item 1 of the Agenda:** The meeting was called to order by Gardner at 7:06 PM.

**Item 2 of the Agenda:** The November minutes will be presented at the March meeting.

**Item 3 of the Agenda:** Clark moved and Gardner seconded to accept the Treasurer's report as presented. Motion passed unanimously. Haschke said that the year-to-year report is on the website.

**Item 4 of the Agenda:** A current homeowner in Unit 6 wants to build another house next door. Only an aerobic septic system can be placed on the lot, and the requirements for the sprinkler heads will necessitate a variance on the setbacks from the sides and the front. After listening to the facts and viewing the drawings, Gardner moved that the variance be granted. There were four votes in favor; one against.

**Item 5 (i) of the Agenda:** Reports on the Task List were postponed.

**Item 5 (ii) of the Agenda:** Officers of the Board cannot be elected until another Board member is elected.

**Item 5 (iii) of the Agenda:** Although the Board is attempting to go paperless, the need for paper agendas for regular meetings and paper agendas, treasurer reports, and minutes for Annual Meetings was agreed upon.

**Item 5 (iv) of the Agenda:** JK Bookkeeping showed the various types of invoices the office sends out and informed the group that in the case of delinquent accounts, payments received are posted to the oldest charges. An apparent problem has surfaced because of the changeover from Goodwin to JK; some residents claim that they did not receive an invoice for 2013. As a result, late charges were applied. Haschke moved "to grant penalty relief on billings where owners claim no statement [was] received for the 2013 billing cycle." Clark seconded, and the motion passed unanimously. Katherine stated that delinquent notices will be sent in April. In the future, the annual statement will contain a request for email addresses.

From the Audience:

Q: What is the current set of Unit 6 CCR's?

A: September 2013 [Note: They are on the website.]

Q: Is the fire hydrant project under discussion?

A: Yes

Q: Who[m] do I talk to about a stop sign?

A: The city if you are in the city limits; the county is you are not in the city limits.

The regular meeting was suspended at 8:30 to go into Executive Session.

**Item 7 of the Agenda:** The regular meeting was adjourned at 9:50 PM.

Respectfully submitted,

Sue Lane McCulley, Secretary

February 25, 2015