

Ranches of Pinehurst Property Owners Association

Minutes of November 22, 1999 Board of Directors Meeting

The regularly monthly meeting of the Board of Directors for the Ranches of Pinehurst Property Owners Association (ROPPOA) was held on November 22, 1999. Don Gustafson acted as chairman of the meeting and Robert Barnwell acted as secretary.

The meeting was called to order by Don Gustafson, President, at 6:45 p.m. The following members of the Board were present and acting:

Don Gustafson
Fernando Rueda
Robert Barnwell

The President welcomed Mr. Tim Weems and Mr. Bruce Whitener to the meeting.

Reading of the Minutes of the previous meeting were tabled until Jackie Rigby, formerly Secretary, could provide same to the Board.

The President stated that it was in order to elect officers for the coming year. The floor was opened for nominations for the offices of President, Treasurer and Secretary. After nominations were received, the President declared the nominations closed. A vote was called and the following persons were unanimously elected to serve in the capacity set forth beside their respective names for one (1) year or until their successors were duly elected and qualified:

Donald Gustafson	President
Fernando Rueda	Treasurer
Robert Barnwell	Secretary

The President proposed that Ms. Jackie Rigby be recognized by the Board and thanked for her contributions during the past year. Upon motion duly made and seconded, it was, unanimously

RESOLVED, That Jackie Rigby be recognized and honored for her outstanding contribution to the organization and operation of ROPPOA and that the President be and he is hereby authorized and directed to write a letter of appreciation and commendation to Ms. Rigby.

The President stated that the next order of business was to consider a property line encroachment problem discovered by Mr. Bruce Whitener, a resident of ROPPOA. Mr. Whitener was given the floor and he explained that there had been an error in the survey of his lot's property line where it abutted a Restricted Reserve. In addition, Mr. Whitener pointed out that the Bridle Path along the rear of his lot meandered onto his property in several locations. The Board, Mr. Whitener and Mr. Weems discussed various methods of remedying the problem. It was, upon motion duly made and seconded, unanimously

RESOLVED, That the President is hereby authorized and directed to take all necessary steps to effect the conveyance of a portion of the restricted reserve to Mr. Whitener in consideration of Mr. Whitener's conveyance to ROPPOA of an equal portion of his lot so as to accomplish the relocation of the lot line in conformity with Mr. Whitener's original survey stakes. The conveyances shall each be without warranty of title except as to claims by, through and under the grantor.

FURTHER RESOLVED, That the Board and Mr. Whitener will continue to work together to move the Bridle Path back within its original limits as the same may ultimately be determined to have existed at the date of their creation.

The President stated that the next order of business was the consideration of a letter to all of the members of ROPPOA in regard to the proposed changes to the Deed Restrictions that had been voted upon at the last Annual Meeting of the Members of ROPPOA. After discussion and review, it was unanimously

RESOLVED, That the President be and he is hereby authorized and directed to mail the proposed letter regarding the reasons for and results of the voting to amend the Deed Restrictions of ROPPOA to all members of ROPPOA.

A discussion ensued regarding additional study to determine desirable amendments to the Deed Restrictions of ROPPOA. The President encouraged each Board Member to continue studying this matter.

The president stated that the next order of business was the appointment of members of the Architectural Control Committee ("ACC") for the next year. After discussion it was determined that Mr. Richard Hermes should not be asked to serve on the Board for an additional term. It was further determined that the President should contact Ms. Marlene Weems, Ms. Leslie Humphreys, and Fred and Vickie Abbott in regard to their potential willingness to serve on the ACC with Don Birdsey and Mike Gelardi for the coming year. Upon motion duly made and seconded, it was unanimously

RESOLVED, That the President be and he is hereby authorized and directed to discuss membership on the ACC with Marlene Weems, Leslie Humphreys, and Fred and Vickie Abbott and that the first of these nominees to accept the position vacated by Richard Hermes shall be the new member of the ACC.

The Board next discussed a system of recognition of various owners who have made outstanding contributions to the beauty, security, and orderliness of all of the property within ROPPOA. The matter was discussed and it was determined that substantial further discussion would be beneficial at an undetermined future date.

The last order of business was to select a regular monthly meeting date so as to allow Board Members to organize their activities more conveniently. After discussion, it was unanimously decided that, until further notice, and subject to special circumstances, the Board would meet on the second Tuesday of each month at a location to be announced at least five days before each meeting. The date of the next meeting was set for January 11, 2000. No meeting is scheduled for December, 1999.

Respectfully submitted,

Robert Barnwell, Secretary
February 19, 2000