

Ranches of Pinehurst Property Owners Association

Minutes of January 11, 2000 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 January 11, 2000. Don Gustafson acted as chairman of the meeting and Robert Barnwell acted as secretary.

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

Don Gustafson
Fernando Rueda
Robert Barnwell

The President welcomed the members of the Architectural Control Committee ("ACC") composed of Marlene Weems, Mike Gelardi and Don Birdsey.

Reading of the Minutes of the November 22, 1999 meeting was deferred until the next board meeting.

The Board and the members of the ACC discussed the status and possible solutions to various violations of the Deed Restrictions.

A discussion ensued regarding the nomination process, term duration, and size of the ACC. It was pointed out that there was no requirement or rule in the bylaws regarding such matters. Generally, it was determined that the ACC would be composed of at least three and as many as five members with terms staggered so that less than a majority of the committee's members would be replaced each year.

The President reported that the Deed Restrictions prohibited the Board from selling any of its property without approval of a majority of the Members of ROPPOA. After discussion, it was determined that an attorney would be consulted and that a recommendation would be made at the next Board meeting.

The President reported that Troy Duncan had agreed to report on the condition of the Riding Trails from time to time so that erosion and other needed repairs and maintenance could be made in an orderly and timely manner.

The President stated that the next order of business was to approve the location of the mailboxes on Ranch Creek Way. After discussion, it was unanimously

RESOLVED, That the President be and he is hereby authorized to notify Kenn Fawn that the mail box receptacles had been approved for location and construction in their current location only; and that, bids should be obtained and submitted to the Treasurer so that funding for construction could be allocated.

Fernando Rueda discussed a plan to have certain homeowners designated to help maintain the electric gates. Fernando indicated that he would provide a mail out to the other Board members prior to the next monthly meeting.

Robert Barnwell discussed the progress in completion of the natural gas mains along FM 2978, Hardin Store Road, Dobbins Huffsmith Road and the road within the Ranches of Pinehurst.

The President stated that the next order of business was to consider installing "No Hunting" signs along the perimeter fences of the subdivision. After discussion, it was determined that the signs should be purchased and installed as soon as practicable.

The Treasurer stated that it would be appropriate to begin accumulating funds for the time when the roads in the subdivision would need re-surfacing. After discussion, it was determined that this matter required additional time and that it would be taken up again at a future meeting.

The Board next discussed the advisability of having homebuilders put up a damage deposit in order to provide the Members with some assurance that their activities would not cause unrecompensed damages. It was further discussed that each homebuilder should be required to submit a current certificate of insurance showing adequate workmen's compensation insurance coverage and at least \$500,000 general liability coverage. The Board determined that it would consider action on these proposals at the next Board meeting.

There being no further business to come before the meeting, it was declared, ADJOURNED.

Respectfully submitted,

Robert Barnwell, Secretary
February 19, 2000