

Ranches of Pinehurst Property Owners Association

Minutes of May 30, 2000 Board of Directors Meeting

The regularly monthly meeting of the Board of Directors for the Ranches at Pinehurst Property Owners Association (RAPPOA) was held on May 30, 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
Robert Barnwell
Fernando Rueda

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

The President stated that he would write a thank you note to all of the workers who had assisted in posting the new "No Hunting etc." signs.

The President stated that the owners of several of the larger tracts in the Subdivision were actively planning to subdivide their lots. The President stated that it was in the best interests of the Subdivision to establish rules and procedures that would provide for the orderly subdivision or consolidation of these tracts. After considerable discussion, Robert Barnwell volunteered to write a draft set of rules and procedures.

The next order of business was to consider acquiring Errors and Omissions insurance coverage for ACC members. After discussion, Fernando Rueda volunteered to review the existing E&O policy covering Directors to determine whether it could also cover ACC members.

The President then stated that Rufus Tree Service would remove the dead trees on Glynn Oakes property and that Glynn would pay a portion of that cost. Rufus would also remove, at RAPPOA expense, three trees on Los Encinos Drive, two trees on Bruce Whitener's property and several other trees.

There being no further business to come before the Board, the meeting was declared in recess while the business of the ACC was considered.

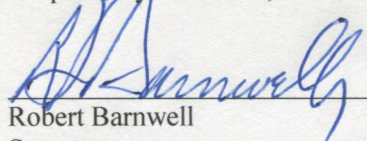
The ACC members again reviewed the matter of similar address markers in front of each house.

The matter of the Lambert's continuing violation of the DCC&R for the subdivision was again addressed and it was determined that they be telephoned and contacted in person as soon as possible.

The mailbox edifice on Ranch Creek Way had been approved and was scheduled for construction shortly.

There being no further business to come before the ACC or the Board, both meetings were declared, ADJOURNED.

Respectfully submitted,


Robert Barnwell
Secretary