

THE RANCHES AT PINEHURST P.O.A.
Board of Directors

20 RANCH CREEK WAY
MAGNOLIA, TX 77354

Board members Troy Duncan, Jane McKetta, and Kenn Fawn, met at 5 PM, April 18, 2004 at the above address to resolve the following issues.

Whitener fence: Whitener claims that the bridle trail is on his property instead of in the 30 foot easement area specified in his deed. He has offered to deed the property between his fence and the 30-foot easement in exchange for an equal amount of acreage from the adjacent Association "Park". The matter was tabled until the Board can determine if the exchange would be equitable to all homeowners that have property adjacent to bridle easements.

Drainage along Association road: Wade Vinson presented the elevations they have on RIATA and EAGLES WING. These show that there may not be enough fall for adequate drainage.

Action by: Kenn Fawn will plot them up and go back to contractors recommended by some home owners for estimates. The contractors will be also asked for alternatives such as French drains instead of relocating an existing culvert.

Lambert Property:

1. Drainage onto adjacent property. They will be requested to provide a drainage control on their property to direct excess runoff into the ditch instead of on to adjacent property because their new construction disrupted the natural flow. Kenn Fawn will get copy of law to present to Lambert.
2. Multiple family issue. They will be asked to remove the second family living on their property by June 1, 2004.
3. Property maintenance. Lamberts have not completed construction satisfactorily prior to moving into their new house. This is a violation of Article V, Section 4.

Action by: Board Secretary will send certified letter enumerating complaints to Lambert's. They will be given an opportunity to appeal within 30 days if they disagree with the request.

ATV and other unlicensed motorized vehicles: The Board reviewed the policy against motorized vehicle on bridle trails. They are not authorized on Association property and interior roads due to potential damage and noise.

Work Weekends: There is a need to clean up and replant some common areas. Wade Vinson has agreed to be point of contact for a work weekend on May 8, 2004.

ction by: Jane McKetta will send general letter to Association members on these last two issues and give an update on the bridle trail and drainage.

Lot consolidation for Association charges: Jane McKetta will advise the affected tract owners they need to consolidate their lots legally or they will be billed for each tract as specified in the restrictions.

Kenn Fawn
Secretary of the Association

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