

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 6 PM, May 24, 2004 at 30 Ranch Creek Way to resolve the following issues.

Lambert:

Lambert disagrees with all 3 issues in our demand letter of 28 April 2004.

Points of discussion #1.

1. The Lamberts need to make concerted efforts to keep the area in front of their property neat and attractive at all times. Items such as garbage cans and equipment should be picked up and stored immediately after use. They have cleaned up the entrance per our letter of April 28, 2004.

Points of discussion #2.

1. What are relationship between Kim and Russell and the people living in the barn? They are a family they have taken in from their church that the Lamberts feel are in need. They are not related to the Lamberts.
2. What are you paying them if domestic servant? Provide copies of checks or W-2. The Lamberts will provide the Board some documentation in two weeks to support the claim the family could be classified as domestic servants.
3. How long are the guests going to stay at your place? Guest status should be some specific, short period. They believe one year, more or less.
4. This board will decide if there is a violation of the CCR after proof has been presented.
5. The Lamberts were advised a court injunction could be used to enforce any violation. This will include recovery of court costs by the Association. In addition to forcing an unauthorized resident to move, the court could also impose penalties of up to \$200 per day.

Points of discussion #3.

1. The water run off may cause damage to your neighbors. They have the right to seek redress in a civil trial in a court of law under the Texas Water Code, Chapter 11. The Association hopes that can be avoided. We are allowing the Lambert's to divert excess runoff into our drainage ditch if they act responsibly. Mr. Lambert claims he has done nothing to effect the drainage or divert the water flow and disagrees with our interpretation of the Texas Water Code.
2. Mr. Lambert was advised that the cost for correction and damages awarded are sole responsibility of Lambert.

Mr. Lambert requested his \$500 fee. The ACC will determine if the work has been completed and advise the Board. (Action KF)

Mowing of Association Property: Need to have bids to mow interior roadside. R. A. (Kip) Paul used to mow every three weeks and billed every months \$ 380. That included \$330 for mowing and \$50 to hand mow the 3 islands. He did not mow RCW. Kenn Fawn will contact companies to

do the mowing. Until a new contract is let, Anthony Limon will mow at the same rate. (Action KF)

Drainage: Pate Engineering will provide elevations for work. Will solicit bids will be based on that survey. Awaiting results of survey. Mr. Lambert suggested that a ditch or pipe could be cut through the park at end of Riata to solve drainage. He offered to assist in work at his cost for equipment and materials. (Action KF)

Fire Ants: KF will put out Amdro bait along interior roads at rate of 1-2 lbs./acre. Will require 25-50 lbs. or \$300-600. For best results, everyone needs to do at same time on adjacent open property. (Action KF)

The Halls are delinquent in their payment. Send them a letter and file lien on property. (Action JMCK)

The Board would consider allowing a cell phone tower on the remote park property. Scott Nicholas will be contacted to see if there is any firm offer to consider. (Action KF)

Emmick's property need mowed. Will send them a letter. (Action KF)
Barnwell promised TD that he would correct his property on RCW. (Action TD)

Driveways: Askew and Sims do not have paved driveway entrances. Send them a letter asking for their cooperation in meeting the standards of the subdivision. All new construction must meet the driveway standard as part of the approval granted by ACC. (Action JMCK)

The ACC approval form will be modified to include TX Commission on Environmental Quality permit. Will include contact number for permit. (Action KF)