

# 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 4 PM, Jan 9, 2005 at 30 Ranch Creek Way to resolve the following issues.

Committees set up during the October 2004 annual meeting: The input from all committees is required before funds can be allocated for any new expenditure.

1. Drainage Ditch Correction. Bruce Whitener, Gerry Pate, Barney Barnwell will be contacted by Troy Duncan to get a progress report.
2. Road Repair Fund. Jane McKetta has put \$50,000 in a 5 year CD at an interest rate of 3.9% as suggested during the annual meeting. Scott Nicholas and Cathy Vinson will be contacted by Kenn Fawn to get their funding recommendations. The original Road repair was estimated at \$75-100K and would not be needed for 5 to 10 years from that date (2002).
3. Riata Entry Lighting. Troy Duncan will contact John Boswell and Barney Barnwell for their recommendation.
4. Security. A written estimate was received for a mounted patrol that would cost \$22.50/hr with a 6-hour minimum for two nights per week (\$14,000/yr). Duncan got a verbal estimate from the Montgomery Constable of \$20/hr with a 4-hour minimum for two nights, per week (\$8,300/yr). The Board concluded that these hours of patrol would not be a significant deterrent and that higher levels would be beyond the present budget. The Board will investigate obtaining signs that may serve as a deterrent. Action Kenn Fawn
5. Entry Aesthetics. A written estimate of \$18,000 - 20,000 was received for plantings around Riata and RCW entries. This project would also require additional on-going funds to maintain the plants. The Board felt that less costly options should be considered. Kenn Fawn will respond to the committee and request lower cost options be considered.

Bomar Noise Issue: The Board has received complaints from Property owners about the noise from the Bomar motorcycles and issued a letter to them on Dec 13, 2004, demanding that excessive noise be stopped. Bomar did not pick up the registered letter but the one by regular post had not been returned after three weeks. It is therefore assumed they have received the notification. The Board will send another letter with specific guidelines if there are any future complaints about the noise.

ATV and Other Unlicensed Motorized Vehicles: The Board has been requested to consider signs to help stop vehicles from driving on the trails. Kenn Fawn will look for appropriate signs that could be posted.

Kenn Fawn  
Secretary