

# 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, May 22, 2005 at 30 Ranch Creek Way at the call of the President, Troy Duncan, to resolve the following issues.

1. Treasurer's Report. Jane presented a report, copy attached, showing a balance of \$23,123. This is considered insufficient to fund any unusual projects this year.
2. Hall has declared Chapter 7 Bankruptcy and Jane was informed that the Association would not be able to collect the delinquent funds due. She will pursue this later to confirm.
3. Bomar Motorcycle Noise. The Board has issued two letters, Dec 13, 2004, and March 28, 2005, requesting the Bomars not make excessive noise and that they park their trailers out of sight. The noise has continued on weekends of April 30, and May 14 and 21 as reported in complaints by their neighbors. Mr. Bomar had suggested that Mr. Duncan have a meeting of the neighbors to try to work out an alternative. None of the neighbors responded favorably to this suggestion so Mr. Duncan did not schedule a meeting. The Board has decided to proceed with legal action against the Bomars. Kenn Fawn will contact the attorney.
4. Security. Several vehicles were vandalized during the week of May 9, 2005. A Precinct 5 constable was hired to patrol on May 12-15. During a meeting on this subject at the Weems residence on May 12, some property owners requested that the fence behind the Ranches property be extended. The Board considered this and will do the following:
  - a. Troy Duncan and Kenn Fawn will reconnoiter the creek boundary to determine approximate location and length of a fence.
  - b. Obtain a cost estimates for the fence.
  - c. Call a special assessment meeting per Article III; Section 4 (Special Assessments) and Section 5 Vote required for Special Assessments).
  - d. Discuss with affected property owner's specific location of the fence and obtain their written consent for the bridle trail to be between the fence and deeded easement if required.

Kenn Fawn  
Secretary