

Ranches at Pinehurst Property Owners Association

Minutes of Property Owner's Board Meeting

Date: May 24, 2006

Time: 7:00 PM

Location: 30 Ranch Creek Way, Magnolia, TX

AGENDA

1. Call to Order; President Troy Duncan called the meeting to order at _____. Present were President Duncan, Treasurer Jane McKetta, and Secretary Kenn Fawn.
2. New Business
 - a. Motor cycle noise. The Bomars had been sent letters by regular first class mail and by certified mail on March 16, 2006, (copy attached). The regular mail was not returned. The first class letter was unclaimed and returned by the US Post Office on 4/08/06. On advice of attorney, M. O'Neal, they are deemed to have been notified on the date of the return of the certified letter. The Board must allow 30 days from then for the Bomars to appeal before it can take any action.
 - b. Barricades on riding trail
3. Adjournment

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

20 RANCH CREEK WAY
MAGNOLIA, TX 77354

March 16, 2006

To: Martha & Rex Bomar
3 Los Encinos Drive
Magnolia, TX 77354

File

From: The Ranches at Pinehurst Board of Directors

Re: RLE Block 1 Lot 3

The Board had previously requested that you cease riding motorcycles and similar motorized vehicles that make excessive noise since they have become an annoyance to the neighborhood and are degrading the residential environment. You have violated a compromise with your neighbors on limiting the type and times of riding. We continue receiving complaints that the motorized vehicles you are using are noisy. We therefore demand that you immediately cease riding or operating in any way motorcycles and similar motorized vehicles.

The neighbors had offered a compromise agreement to allow limited riding of motorcycles. However they feel that you have breached this compromise and thus have reverted to their original complaint of excessive noise.

The Board demands that you comply with the deed restrictions and cease riding motorcycles and/or similar motorized vehicles within ten (10) days of receipt of this letter. The following section of the Covenants and Restrictions apply to these violations: Article IV, Section 13 (Noxious Activities Prohibited).

Specifically, Article IV, Section 13 (Noxious Activities Prohibited). States: *"No noxious or offensive trade or activity shall be permitted upon any Tract, or any other part of the Development, nor shall anything be done thereon which is or may become an annoyance or a nuisance to the neighborhood, is illegal, dangerous or immoral, or which, in the sole judgement of the Committee, shall have the effect of degrading the residential environment of the development."*

If you desire to discuss the matter and verify facts with the Board of Directors, you must submit a written request for a hearing before the Board of Directors of the Association on or before the 30th day after the date you receive this notice. The Association will schedule the hearing not later than the 30th day after the date the Board receives your request for a hearing. The Association will notify you of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. In the event you or the Board of Directors requires a postponement of the hearing, a new hearing date will be scheduled within 10 days. An audio recording may be made of the hearing. In the event a hearing date is scheduled and you fail to appear, a hearing will be conducted in your absence and the Board of Directors will render a decision with respect to your matter.

Please be advised that you will be liable for any and all costs, including legal fees, accrued by the Association relating to enforcement in this matter after the above scheduled meeting and failure to reimburse the Association will become a lien against the property as set forth in Article III, Section 9, and Article VIII, Section 2, of the Covenants and Restrictions.

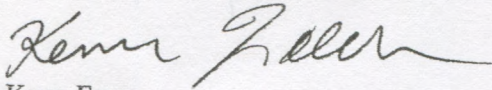
If you have any questions or comments, please feel free to contact any of the members of the Board.

Board members are:

Mr. Troy Duncan	281-356-6475
Mr. Kenn Fawn	281-252-8621
Mrs. Jane McKetta	832-934-0804

troyduncan@sbcglobal.net
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jmcketta@sbcglobal.net

Thank you very much for your cooperation.



Kenn Fawn
Secretary of the Association