

Ranches at Pinehurst Property Owners Association

Agenda of Board Meeting

Date: November 9, 2006

Time: 7 PM

Location: 29545 Dobbin-Huffsmith Road, Magnolia, TX 77354.

AGENDA

1. Election of officers: Troy Duncan was elected President, William Galloway Treasurer, and Kenn Fawn Secretary.
2. Review and approve minutes of annual meeting. Minutes were approved as written.
3. Unfinished Business
 - a. Move \$7000 to road fund. Galloway will place excess funds in specific designated accounts in future Treasurer's report to the members.
 - b. Committee to propose Riata lighting: Bill Galloway will handle the lighting improvement on Riata and Hardin Store Road.
 - c. Riata and Eagles Wing ditch needs additional rockwork. Fawn will solicit bids for the work.
 - d. The trail barricade work has not proceeded due to lack of response by the POA attorney. One bid was obtained to do the work for \$450 per day using Association supplied materials. Fawn will peruse with Attorney and get materials.
4. New Business
 - a. Garbage company damage: Troy Duncan talked to McDaniel Garbage and they will stop compacting on the Ranch Creek Way road.
 - b. Mowing bids: As requested during the last annual meeting, Kenn Fawn will solicit bids from contractors to mow all of the interior roads in the Ranches.
 - c. Parking of construction crews: Kenn Fawn will send e-mail to all residents reminding them that contractors must park on their property. If they unload on the road, they must stay on the paved portion so the grass is not damaged.
5. Board Action Items
 - a. Speed bumps. Fawn reported that another POA that recently installed speed bumps was told by their attorney that as long as the bumps were designed for that purpose, they was little grounds for a damage lawsuit. Fawn will canvas members about installing speed bumps on Riata and Los Encinos Court.
 - b. The Riata gate has become a higher maintenance cost area due to landscaping. Galloway will review expenses to see if there is an equitable spending pattern among outside the gate and the two inside the gate portions of the POA.

- c. Some property owners at the Riata gate that want larger mailboxes. These owners have agreed to pay for the cost but there may not be enough to fill a set. The POA will pay for the additional cost of a box set and then bill any owner that wants to switch to a larger box. Action Galloway.
- d. In conjunction with installing a new mail box set, the POA will obtain bids to construct a cover over all the mail box sets on Riata. Action Galloway.

6. Adjournment

AGENDA

1. Election of officers: Troy Duncan was elected President, William Galloway Treasurer, and Karen Fawn Secretary.

2. Review and approve minutes of annual meeting. Minutes were approved as written.

3. Unfinished business

a. Move \$7000 to road fund. Galloway will place excess funds in specific designated accounts in future Treasurer's report to the members.

b. Committee to propose Riata lighting: Bill Galloway will handle the lighting improvements on Riata and Kardia Stone Road.

c. Mats and fences: Wind ditch needs additional rockwork. Fawn will solicit bids for the work.

d. The trail barricade work has not proceeded due to lack of response by the POA attorney. One bid was obtained for the work for \$450 per day using Association supplied materials. Fawn will pursue with Attorney and get materials.

4. New Business

a. Garbage company change: Troy Duncan talked to McDaniel Garbage and they will stop competing on the Ranch Creek way road.

b. Mowing bids: As requested during the last annual meeting, Karen Fawn will solicit bids from contractors to mow all of the interior roads in the Ranches.

c. Parking of construction crews: Karen Fawn will send a mail to all residents reminding them that contractors must park on their property. If they parked on the road, they must stay on the paved portion so the grass is not damaged.

5. Board Action Items

a. Speed bumps: Fawn reported that another POA that recently installed speed bumps was told by their attorney that as long as the bumps were designed for that purpose, they had little grounds for a damage lawsuit. Fawn will copy the minutes about installed speed bumps on Riata and Los Encinos Court.

b. The Riata gate has become a higher maintenance cost area due to landscaping. Galloway will review expenses to see if there is an equitable spending pattern around outside the gate and the two inside the gate portions of the POA.