



The Ranches at Pinehurst Property Owners Association  
PO Box 306 Pinehurst, Texas 77362

01/20/23 TRPPOA Board of Directors (BOD) Zoom Meeting

Meeting called/scheduled by President Nicholas for 2:30 PM to discuss several new topics and to bring Charissa and Kristin up to speed on the Special Meeting for the Roads Committee. Attending: Charissa Hunter, Scott Nicholas, Kristin Cantu, and Fernando J. Rueda (fjr).

- Resolved – as suggested by Julie Pearce\_Durio, a Repository for ACC documents will be created on the TRPPOA web site. Scott will send out an e-mail to the community asking for electronic and paper files to start populating the repository.
- Resolved – the TRPPOA fiscal year will run September 1 to August 31.
- Ideas were shared on how to modify financial reports to make them easier to understand. This is a work-in-progress and Charissa and Kristin will collaborate.
- Resolved – new street signs will be ordered/installed for the Riata Gate roads.
- Scott shared information he gathered from his counterpart at High Meadow Ranch on the use of Flock AI-based security cameras for the gate entrances. Scott will present the information at the next Annual Members meeting.
- Scott and fjr described the Special Meeting for the Roads Committee. Scott is receiving bids on the costs of repaving. fjr explained how legal counsel has determined Special Assessments must be applied to all property owners, not just Privacy Tract owners. After discussing various options, the BOD decided to have an Open Zoom meeting and invite all Members to attend to hear the new funding proposal. That meeting will be scheduled/announced once more bids have been received.

Meeting adjourned at 3:55 PM.

Fernando J. Rueda

TRPPOA Director/Secretary