



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

03/01/23 TRPPOA Board of Directors (BOD) Open Zoom Meeting

Meeting called/scheduled by President Nicholas for 2:00 PM to receive financial analysis results and a proposed budget from the Treasurer, hear what Scott has learned regarding the roads improvement and his proposals for moving forward, and provide a hearing as requested by the McKettas. Attending: Charissa Hunter, Scott Nicholas, Kristin Cantu, Fernando J. Rueda (fjr), Russell Lambert, Jane McKetta, Tom Holloway, and Gerry Pate

- fjr read and received approval of previous BOD meeting minutes.
- Kristin's analysis and expense tracking template were greatly appreciated by the BOD and approved to be used going forward. Her budget proposal was approved pending some small increases to a few categories.
- Scott presented what he has learned from his interactions with 4 paving contractors. They all state there is no immediate need to repave now. Some small patch work may be in order for the short term. Scott had two plans for funding the improvements via Privacy Tract Annual Assessment increases for two or three years. Russell stated now is not the time to proceed as asphalt costs have doubled in the last months. He also stated there is no immediate need and the BOD should wait until asphalt prices drop. He will notify the BOD when prices change. We learned asphalt work requires a temperature of 55 degrees or more, and the usual work period is March to Thanksgiving. Scott will refine his proposal and focus on a two year Privacy Tract Annual Assessment increase, to be voted on at a future Members meeting.
- Despite her request for a hearing, Jane stated she did not expect it to be during a BOD Meeting and therefore had nothing to say.

Meeting adjourned at 3:16 PM.

Fernando J. Rueda

TRPPOA Director/Secretary