

**Minutes of Special Meeting of  
The Ranches at Pinehurst Property Owners Association  
Board of Directors (BOD)**

**Date/Time: July 26, 2024, at 2:30 PM**

**Location: 22 Los Encinos Ct. Magnolia, TX 77354 (Pate House)**

Meeting was called to order at 2:35 PM

Attendees: BOD Members; Joseph Morris, Gerry Pate, Kenn Fawn. Residents; Josh George, Scott Nicholas, Adam Powell, Tim Weems

Agenda:

1. Public Comments.  
Mr. Nicholas raised concerns about water damage to trail from RCW to LEC. He is on trail committee so Mr. Powell offered name of a contractor for him to contact about repairing. No costs were provided or scope of work.
2. It was moved and approved to award the road contact to Young Construction for \$405,062.25. Mr. Pate will advise the other contractors of the results. He will also have the inspector over next week to identify specific areas that need base and other repairs before the overlay.
3. Mr. George and Mr. Powell will be a security committee to provide estimates to Board for cameras and monitoring at the gates. They will submit proposal to Board for approval. Neither gentleman wants to be involved with the gates.
4. Trails: The Board reaffirms that the Deed restrictions state the trails are for pedestrian and equestrian use. Motor vehicles are prohibited unless used for trail maintenance.
5. Adjourn



Kenn Fawn

Secretary