

**Ranches at Pinehurst Property Owners Association
Minutes of Annual Property Owner's Meeting**

Date: 15 November 2003

Time: 1400

Location: Outback Western World Pavilion on Dobbin-Huffsmith Road

AGENDA

1. Call to Order: The meeting was called to order by the Association President, Troy Duncan.
2. Roll Call/Proxy Determination: 14 property owners were present and 19 proxies presented for a total of 33 making a quorum for the meeting.
3. Read Minutes of Previous Meeting: Barney Barnwell served as acting secretary and read the minutes of the last annual meeting on 27 Oct 2002. The minutes were accepted as read.
4. Treasury Report: Jane McKetta presented the treasure's report. \$58,333 is in the savings account and \$1,972 in checking (operating). Expenses of \$33,394 were higher than normal \$18-20,000. Annual assessments that were mailed out should bring the operating fund back to a level to handle normal expenses. Kenn Fawn moved and Jim Bailey seconded and the report was accepted.
5. Election of Directors(s): The floor was open to nominations. Kenn Fawn offered to run for a position but encouraged someone from the Riata Gate side to volunteer. Being no other nominations, Fawn was elected by acclamation.
6. Old Business:
 - a. The judgement was in favor of allowing Ciborowski to build a road and fence along his property line. The Association paid \$7,627 in legal fees and will pay \$4000 to Ciborowski for his legal fees in annual dues credits.
 - b. Drainage and erosion correction was estimated to cost in the \$5-15,000 range by Barney Barnwell. Tim Weems advised that Pate Engineering had shot some grades to correct the situation. Some home owners may be also responsible for correcting problems caused by their consturction. Troy Duncan will appoint a committee to make recommendations and get third party cost estimates.
 - c. Major road repair when required in the future will be funded by a special assesment at that time. The privacy tract property owners will pay a higher percentage.
7. New Business:
 - a. The Board sent a letter requesting that a property owner must maintain a vacant lot that was disturbed from its original natural state. Abandoned equipment must also be removed. The Board is prepared to proceed with legal action if the owner does not act in the time specified.
 - b. Tim Weems has asked Time Warner to provide a cost estimate to install cable and high speed Internet to the subdivision. DSL is available to some residents on the Dobbin-Huffsmith side.
 - c. Kenn Fawn noted there were numerous fire ant mounds adjacent to the roads and that if unchecked the ant activity could shorten the life of the roads. Amdro fire ant bait may be a cost-effective control when applied in May and November. The grounds keeper will be asked if he could do the work.
 - d. It was asked if car window decals were still required. The board will see if any are available.
8. Adjourn: Troy Duncan adjourned the meeting.

Kenn Fawn
Secretary