

**Ranches at Pinehurst Property Owners Association**

**Minutes of Annual Property Owner's Meeting**

**Date:** 1 November 2005

**Time:** 1900

**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 at 7:15 PM.
2. Roll Call/Proxy Determination: 20 property owners were present and 21 proxies presented for a total of 41 making a quorum for the meeting. Meeting notice, agenda, proxy, and ballot attached.
3. Read Minutes of Previous Meeting: The minutes of the last annual meeting on 30 Oct 2004 were read. John Zeigler moved & Mike Gelardi seconded that they be accepted as read and was passed.
4. Treasury Report: Jane McKetta presented the treasurer's report as of 5 Oct, 2005: \$50,000 in a CD, \$9,482.59 in the savings account and \$25,544.28 in checking (operating) including \$12,000 building deposits. Total expenses were \$37,149.43 plus \$1000 in returned building deposits. The major expense this year was \$22,300.01 for the ditch re-grading. John Zeigler moved & Mike Gelardi seconded that they be accepted as read and was passed.
5. Election of Directors(s): The floor was open to nominations. Being no other nominations, Kenn Fawn elected.
6. Old Business:
  - a. The road committee reported through Troy that our roads are in good shape for now but will need work at some later date. Mike Gelardi proposed that \$8,000 remaining in the budget be set aside and marked for a road repair fund. The proposal passed.
  - b. The entry from Riata on Hardin Store is difficult to see at night. Jane McKetta will investigate alternatives to improve the lighting in the area.
7. New Business: None
8. Adjourn: Troy Duncan adjourned the meeting.

Kenn Fawn  
Secretary