

Ranches at Pinehurst Property Owners Association

Minutes of Annual Property Owner's Meeting

Date: 24 October 2006

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 7:12 PM.
2. Roll Call/Proxy Determination: 21 property owners were present (but represent 22 lots) and 13 proxies presented for a total of 35 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 1 Nov 2005 were read. Barney Barnwell moved & Richard Hermes seconded that they be accepted as read and was passed.
4. Treasury Report: Jane McKetta presented the treasurer's report as of Oct, 2006: \$9,559.63 in the savings account, \$14,652.60 in checking (operating), \$13,000 building deposits, and \$58,000 Road Fund (\$50,000 in a CD +\$8000 in checking account). Total expenses were \$22,439.52 plus \$9,000 in returned building deposits. Barney Barnwell moved & Richard Hermes seconded that they be accepted as read and was passed. Jane McKetta was complimented for her work as Treasurer. Detailed copy of report attached.
5. Election of Directors(s): The floor was open to nominations. Being no other nominations, Troy Duncan and William Galloway were elected.
6. Old Business:
 - a. Scott Nichols proposed that \$7,000 of the remaining budget be set aside and marked for the road repair fund. Barney Barnwell seconded and the proposal passed.
 - b. A committee was set up to propose more revisions to the entry from Riata on Hardin Store so it would be more visible at night. Their budget is limited to \$2000. Laurie Galloway and Janette Winkelmann were assigned to the committee. Barney Barnwell will serve as liaison to the County if signs and other right-of-way issues need resolved.
7. New Business:
 - a. Troy Duncan will contact the garbage company, McDaniels, serving Ranch Creek Way to prevent further damage to the street from fluid leaks.
 - b. The Board will obtain bids to determine the cost of mowing the entire roadway within and exterior to the subdivision using appropriate equipment. The Board will also request that residents mow the front of their lots in a more regular manner.
 - c. The Board will remind owners that all vehicles and equipment used by crews working on their lot should be parked totally on the owner's property. There have been incidents where the equipment has been parked on the side of the road and damaged the ditch and/or grass.
8. Adjourn: Troy Duncan adjourned the meeting.

Kenn Fawn
Secretary