

Ranches at Pinehurst Property Owners Association

Agenda of Annual Property Owner's Meeting

Date: November 12, 2007

Time: 7 PM

Location: Outback Western Wear Pavilion

AGENDA

1. Call to Order: the meeting was called to order by the Association President, Troy Duncan at 7:00 PM
2. Roll Call/Proxy Determination: 19 property owners representing 20 lots were present and 16 proxies presented for a total of 35 making a quorum (63 lots).
3. Proof of notice of meeting or waiver of notice: Meeting notice, agenda proxy and ballot attached.
4. Read Minutes of Previous Meeting: The minutes of the last annual meeting on October 24, 2006 were read. Paul Brown moved and Lois Pate seconded that they be accepted as read and was passed. Minutes from the Board meeting on Nov 9, 2006 were available.
5. Reports of Officers:
 - a. Treasurer's Report: Bill Galloway presented the treasurers report as of Nov 12, 2007. \$7950 in checking, \$71,185 in road CD, \$32,030 in savings for a total assets of \$111,167. This includes \$9,000 in building deposits. He presented a breakdown of the years \$22,435 cost as shown in the attached chart and table. The conclusion for this year is that spending is proportional for both inside and outside the gate residents. Scott Nicholas moved and Paul Brown seconded that the Treasurers report be approved and the motion passed.
 - b. Secretary: Kenn Fawn reported that the cost of bids to do all inside mowing could have been as high as \$1600 per time (every 2 weeks). The Board chose to only to continue mowing inside the gate properties that were not occupied for about \$175 more and to mow the exterior roads every six weeks for \$275 using Don Miller whom mows the entry and esplanades.
6. Reports of Committees: Bill Galloway reported that the light at Riata was installed for \$88 and will cost \$15/month for electricity which was well below the \$2000 authorized by the membership. Bill was thanked for his efforts in getting the light installed.
7. Election of Directors(s). Kenn Fawn was nominated to continue serving on the Board and was elected.
8. Unfinished Business: None
9. New Business
 - a. Riata Mail Boxes: Janette Winkelmann moved and Bill Hoekstra seconded a motion to authorize up to \$9000 to install new mail boxes and

decorative weather structure. The motion passed by voice vote with one nay.

- b. Security Cameras: Scott Nichols moved and Bill Hoekstra seconded a motion to table any action on obtaining security cameras for the gates. The motion passed by a voice vote with no objections.
- c. Trail Repair: Scott Nicholas moved and Andrea Keiller seconded a motion to authorize up to \$5000 to repair the trails. The motion passed by a voice vote with no objections. Scott Nicholas and Russell Lambert will handle the project.
- d. Gate Flower Beds. Scott Nicholas moved and Laurie Galloway seconded a motion to authorize up to \$2500 to install water to the center island at the gates and revise the sprinkler system to not spray the gates. The motion passed by a voice vote with no objections.
- e. Speeding: After much debate no action was taken on installing speed bumps, warning signs or additional stop signs. The stop sign on Eagles wing will be replaced.
- f. Animal control: The Board will remind residents that pets must be under their control and not run wild in the subdivision. Montgomery County Animal Control should be called by the concerned resident directly rather than a Board member about uncontrolled animals.

10. Adjournment