

Ranches at Pinehurst Property Owners Association

Minutes of Annual Property Owner's Meeting

Date: November 11, 2008

Time: 7 PM

Location: Outback Western Wear Pavilion

Minutes

1. Call to Order: the meeting was called to order by the Association President, Troy Duncan at 7:06 PM
2. Roll Call/Proxy Determination: 15 property owners representing 15 lots were present and 19 proxies presented for a total of 34 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 November 12, 2007 were read. Ginger Bailey moved and Barney Barnwell seconded that they be accepted as read and was passed.
5. Reports of Officers:
Treasurer's Report: Bill Galloway presented the treasurers report as of Nov 11, 2008. \$9,474 in checking, \$73,500 in road CD, \$39,926 in savings for a total assets of \$122,901. This includes \$12,000 in building deposits. He presented a breakdown of the years \$31,688 cost as shown in the attached chart and table. Approximately \$17,000 will be available to set aside in the road fund and for new projects. Scott Nicholas moved and Paul Brown seconded that the Treasurers report be approved and the motion passed.
6. Reports of Committees: Bill Galloway reported that the mailboxes have been purchased but the installation will be done next year. The Eagle Wing stop sign was not replaced by the previous committee and the responsible person has not responded to numerous calls from the Board. Paul Brown and Bill Galloway will assume responsibility for replacing the stop signs. (Bill Hoekstra was not present but the gate water systems were revised.)
7. Election of Directors(s): Bill Galloway, Michael Keiller, and Scott Nicholas were candidates for the Board. Bill Galloway and Scott Nicholas were elected. Troy Duncan was thanked for his service to the community.
8. Unfinished Business: Mailboxes and Stop Sign replacement (See item 6.)
9. New Business
 - a. Eagles Wing erosion: John Boswell advised that he has been adding concrete to stop erosion at Eagles Wing. The Board will monitor and take appropriate action to halt further damage.
 - b. Fund balance: Barney Barnwell moved and Tim Weems seconded a motion to set \$5,000 aside for the road repair with the remaining portion of the approximate \$17,000 being used for the mail boxes and other projects as the Board saw fit. The motion passed by a voice vote with no objections.
 - c. Ranch Creek Way street light: There was consensus that the POA could afford a street light based on the cost of the Riata light. Residents

on RCW need to decide if a light is needed before any further action will be taken.

- d. Trail Barricades: The current barricades have reduced unauthorized vehicle traffic but need repair and improvements. Scott Nicholas and Janet Winkelmann will propose a revised barricade plan.
- e. Riata Park: Bill Galloway offered to clear a small (approximate 1 acre) section of the park on Riata for use as a cookout, bonfire, space area for residents. Several property owners adjacent to the park voiced concerns and wanted assurances that their property would be properly buffered. The Board will make a final decision and advise residents of plans.
- f. Emergency Vehicle access: Residents expresses concern that emergency service vehicles may not be able to respond if our gates are blocked by electric power lines as they were after hurricane IKE. Kenn Fawn will advise residents on procedures that MCHD and Magnolia VFD have in such incidents.

10. Adjournment