

Ranches at Pinehurst Property Owners Association

Minutes of Annual Property Owner's Meeting

Date: November 15, 2011

Time: 7 PM

Location: Oklahoma Community Center
27222 Conroe Hufsmith Rd

AGENDA

1. Call to Order: The meeting was called to order by the president, Kenn Fawn, at 7:15 PM.
2. Roll Call/Proxy Determination: Those in attendance and proxies made a total of 31 needed for a quorum.
3. Proof of notice of meeting or waiver of notice: The meeting notice and agenda was mailed to all property owners along with their Association assessment statement postmarked Oct. 11, 2011.
4. Read Minutes of Previous Meeting: Passed the review of last year's meeting
5. Reports of Officers
 - a) Treasurer's Report: Bill Galloway reported that as of 10/31/2011, the total assets of the Association were \$130,795.56 and the liabilities were \$3,000.00. The treasurer will refund the \$3,000.00 building deposit to Mr. Vasquez even though he has not asked for the refund. Association is at the same spending trend as last year. A motion was made and seconded to approve the treasurer's report and the motion passed unanimously. A complete copy of the treasurer's report is attached.
 - b) There were no other reports by officers.
6. Reports of Committees:
 - a) Road report: Kenn reported roads mostly in good shape. Repair major damages, top coat. Estimated cost is \$30,000. We have \$85,000 in funds. Moved to have the board to obtain bids to repair the roads, set budget for \$50,000. Motion was second. Motion was passed unanimously.
 - b) No other committees made reports.
7. Election of Directors(s): Kenn Fawn was on the ballot for director. Nominations for director were open to the floor. There were no other nominations so Fawn was elected as director.
8. Old Business:
 - a) Cleaning of trash outside of gates is better
 - b) The board requested that they be advised when outside needs mowing.
9. New Business
 - a) Entry gate policies: Members voted by proxy and/or in attendance that the gates will remain unlocked during the day as is the current practice. The vote tally was: **Ranch Creek Way: 5 yes, 0 no: Riata 18 yes, 4 no's.** Mark Rigby requested that both the inbound and outbound Riata gates to remain open at the same time during the early morning and late afternoon. Bill Galloway will make that change. The Ranch Creek way gate will remain the same as is.

- b) Volunteers for lighting and watering systems: Mark Rigby will assume responsibility to monitor and set the watering at both the Riata gate and Los Encinos entry. A volunteer is still needed for the lighting at these sites.
- c) Trails: The members expressed desire to expand the trail system in the two parks.
 - 1) Tim Weems will attempt to secure wider trail easements.
 - 2) The trail from the Riata gate will be improved so it will be passable in wet weather. A motion was made and passed to allocate up to \$15,000 for this effort. Scott Nicholas will head the trail committee for to determine exact location of the new trails and cost estimates for the work.

10. Adjournment: The meeting was adjourned at 8:45 PM