

Ranches at Pinehurst Property Owners Association

Minutes of Annual Property Owner's Meeting

Date: November 13, 2012

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 709PM.
2. Roll Call/Proxy Determination: There were 10 in attendance and 31 proxies made a total of 41 needed for a quorum (63 lots).
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. 13, 2012.
4. Read Minutes of Previous Meeting: Tom Van Matre moved and Jim Mathews second a motion to approve the minutes of last year's meeting which passed unanimously.
5. Reports of Officers
 - a) Treasurer's Report: As of 10/31/2012, the total assets of the Association were \$102,634.42 and the liabilities were \$500.00. Other than the road repairs, the Association spent \$5K than in previous years. Had the trail work been spent, the same spending trend would have been in line. A motion was made by Richard Hermes and seconded by Tom Van Matre 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:
 - 1) Kenn explained the road bids and expenses. The total expenditures were \$10,000 for the overlay at Riata and \$36,325 for patching, cracks, and seal coat. This work will extend the use for 5 more years. Additional work like overlay costing around \$150K at today's prices may be required then.
 - 2) Janette Winkelmann moved and Mike Gelardi seconded a motion that the center of the roads be marked with stripes or markers. The motion passed unanimously. Cost and further action will be taken by the board and a report made back later.
 - 3) Mike Gelardi moved and Richard Hermes seconded a motion to put \$15,000 into the road fund. Motion was passed unanimously.
 - 4) Bill Winklemann is concerned about the quality of the repair work. Kenn will ask Turner to inspect the work with Bill and discuss any further repairs.
 - b) Kenn discussed the need for more input to the deed restriction revision committee. Interested person should contact Fernando Rueda.
 - c) The trail committee continues to obtain wider easements before beginning work.

7. Election of Directors(s): Bill Galloway and Scott Nicholas were on the ballot for directors. Nominations for director were open to the floor. There were no other nominations so Fawn moved that the nominations be closed and to elect Galloway and Nicholas by acclamation. Richard Hermes seconded and all approved the election of Galloway and Nicholas as directors.

8. Old Business: Nothing else discussed. See committee reports above.

9. New Business

a) Volunteers for lighting and watering systems: Mark Rigby had assumed responsibility to monitor and set the watering at both the Riata gate and Los Encinos entry at the last meeting. Tom Van Matre volunteered to handle the lighting at these sites.

b) Gates: Andrea Keiller moved that the gates be repaired and/or replaced and be repainted. A change in gate color to black should also be considered. Janette Winklemann seconded the motion which passed unanimously. During discussion, the cost and color issue would have to be reviewed by the board before proceeding.

10. Adjournment: The meeting was adjourned at 8:00 PM