

The Ranches of Pinehurst Property Owners Association
Annual Meeting
December 16th, 2014
Oklahoma Community Center

Minutes

40 members in attendance or proxies received.

A quorum is present. Meeting called to order at 7:05 PM

Scott—motion to send last year's meeting minutes via email to all, Tim Weems seconded, carried unanimously.

Bill Galloway gave the 2014 Treasurer's Report, included herein by reference. He noted that 2014 income included fines and back dues assessed and received related to the Johnson property. He presented a chart illustrating the CPI vs. POA dues. Trash pickup along Dobbin Huffsmith and Hardin Store Road was discussed, no issues. Scott Nicholas moved to accept the report, Tim Weems seconded and it was unanimously accepted.

Tim Weems—Trails Committee report. Approximately halfway through moving crushed gravel for a berm and culvert though the marshy area near the park, asked for others to come forward to help with gravel and clearing for the park. Also reported on overall condition. For now, part of the trail is impassible behind the Ciborowski residence due to extensive erosion.

Laurie Galloway—Landscaping Committee report. We need to create a plan to maintain sprinklers and lights and new landscaping at the entrances. Bill Galloway suggested that we set a maximum amount to allocate for maintenance—lights, mulch, etc. Bill Galloway made a motion that we direct the Landscape Committee to solicit bids for quarterly maintenance of the recently landscaped areas. Seconded by Bill Winkelmann, passed unanimously.

Scott Nicholas asked whether we need to renew or replace speed limit signs. Scott Nicholas made a motion that Rick Talley get prices on new signs and present to the Board. Bill Galloway seconded, unanimously approved.

Bill Galloway opened a discussion of the road fund. Repaving costs are expected to be over \$100,000, and needed in three to five years. Bill Galloway presented his proposal to raise rates for annual homeowner payments using this formula:

- 1) Leave the base amount for all tracts constant at \$315 per tract for 2016.
- 2) Raise privacy tracts fees from \$343 to \$394 for 2016 and beyond.
- 3) Raise per acre fees from \$2 to \$5 per acre for all lots for 2016 and beyond.

- 4) For 2017 and beyond, change the base fee by the 2017 CPI and the Privacy fee by 10 % per year until the cumulative CPI increase (from 1994 to the current time) is reached.

Bill Winkelmann proposed an amendment to Bill-s proposal to table the 2017 fee increase, and review it next year. This amendment was seconded by Tim Weems and passed unanimously. The motion as amended passed unanimously.

Bill Hoekstra made a motion to put \$10,000 into the road fund in 2014, Tim Weems seconded, passed unanimously.

New business

Fernando Rueda is concerned that Miller is not mowing the road. Bill Galloway agreed to send out an email to poll property owners on the importance of mowing the roadways.

Bill Galloway and Scott Nicholas agreed to serve on the Board for another term and were elected unanimously.

Meeting adjourned at 8:02 PM