

Minutes of the 2018 Annual Meeting of

The Ranches at Pinehurst Property Owners Association

Date/Time: Wednesday, September 12, 2018 at 7 PM

Location: Oklahoma Community Center, 27222 Hufsmith Conroe Road, Magnolia, TX

1. Call to Order: Acting President Fernando Rueda called the meeting to order at 7:03 PM
2. Roll Call/Proxy Determination Secretary Hermes announced there was a quorum with 13 proxies and 30 residents in attendance.
Item 9. New Business ATT fiber optic cable was moved up to let visitors speak.
3. Proof of notice: Fernando Rueda advised the meeting notice was mailed August 13, 2018.
4. Regarding minutes of previous meeting: Minutes were emailed October 23, 2017, to all residents. Rueda moved and Barney Barnwell seconded to accept as transmitted. Motion passed unanimously.
5. Reports of officers:
 - a. Treasurer's report was handed out to all attendees on back of agenda. Total expenses for 09/01/2017 to 08/31/2018 were \$40,838.04. Check balance \$27,944.27; Road fund \$100,000.00; Savings \$30,834.61 Rueda explained the \$6,200.00 for Bullock Construction was to reshape ditches along portions of Riata and Los Encinos. Net legal fees will be about \$1000 as there was a refund of about \$2000 for an easement dispute.
Mr. Pate moved that the Board appoint a 3 person committee to come up with a plan to spend funds necessary to properly maintain the roads as the \$1,038.64 did not seem to be adequate. Mr. Barnwell offered a second. After discussion, motion passed unanimously. Mr. Barnwell, Mr. Conway, and Mr. Powell were selected to assist Mr. Pate.
Mr. Duncan moved and Mr. Hermes seconded that Treasurers report be approved. Motion passed unanimously.
6. Reports of Committees: There were no committee reports.
7. Election of TWO Directors
Nominations from the floor were opened. Troy Duncan nominated Barney Barnwell. Mr. Barnwell declined to serve. Nominations were moved to be closed by Mr. Barnwell and seconded by Mr. Duncan. Motion passed unanimously. The nominees on the ballot introduced themselves to the attendees. Mr. Rueda moved that the directors on the ballot be approved by acclamation and was seconded by Mr. Pate. Motion passed unanimously. Mrs. Denise Beck and Mr. Alastair Winner were duly elected.
8. Old Business None reported.
9. New Business:
Representatives from AT&T made a presentation on installing fiber optic cable in the subdivision. Mr. Mark Heidaker (Cell 713-828-5947) from PSA (Property Acquisition Services, LLC

281-343-7171) stated that the subdivision has adequate utility easement platted and no more appear to be needed.

Mr. George A. Van Helfteren, AT&T Manager Engineering Design (281-379-3113) explained the process. Residents must contact AT&T sales to sign up for the service. Several plans are offered for phone, internet, and U-verse at various speeds which set the monthly cost. AT&T installers will then work with the property owners to route the fiber optic cable and install necessary connective equipment outside and inside the house. The normal plan is for the existing copper cable to remain in place and serviceable so owners can switch back to regular service if desired. If the copper cable is in a conduit, the fiber cable can be installed alongside if the diameter is about 1 ½ inch and all bends are at least 36 inch radius. They noted that if the fiber optic cable is cut or damaged, the entire section of cable may have to be replaced instead of spliced as copper wire is now. Installation may begin in about 4 months and the project completed in the following 4 months.

Mr. Danny Green AT&T area Manager (O 281-374-3300, M 281-787-2570) stated this was one of their first projects to retro-install fiber optic cable in a whole subdivision and wants to make sure they do a good job. Again it was emphasized that the individual property owner must contact AT&T to schedule installation.

- a. Comcast cable Mr. Perkins was not in attendance to discuss and no action was taken.
- b. Entrance support team. Me Rueda explained the issues and asked for volunteers. Mr. Winner volunteered for the Riata gate. Gate opener type and motor power were discussed. Mr. Rueda concluded that there were different opinions from various vendors but that those installed at the Ranches gates are considered adequate by the vendors that service them for the Ranches.
- c. Gate security. Mr. Rueda presented a cost estimate he obtained of about \$10,000.00 for each gate. He also noted that the gates would need to install shelters and other hardware to house the security equipment as those are normally available when a similar system is installed in a home. Mr. Pate questioned if there had been security threats to home in the Ranches. No specific event was identified other than vandalism around the Riata gate. He then moved that the Board appoint a committee to define the problem and recommend solutions. Mr. Rigby offered a second. Upon further discussion, it was agreed that the above appointed road committee include this topic in their efforts.
- d. Mrs. McKetta presented a proposed revision to Article V, Section 10. Recreation Vehicles, to the Ranches Convents. After discussion it was suggested the new board investigate the issue. No further action was taken.

10. Adjournment. The meeting was adjourned at 8:58 PM

Submitted by Kenn Fawn, Scribe