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The Ranches of Pinehurst  
Property Owners Association  
Annual Meeting  
Oklahoma Community Center  
27222 Huffsmith Conroe Road  
Magnolia, Texas 77354

Wednesday November 13, 2019

The meeting was called to order at 7pm by President Richard Hermes.

Secretary Beck confirmed a quorum present of 33 votes and proxies.

Minutes were presented and approved with a motion by Larry Humphrey.

Treasurer report was presented and followed with information about income sources and major expenditures for gardening, including tree removal and sprinkler repairs for common areas.

Additionally we are awaiting 811 to do repairs from erosion at the rocks located at the Riata entrance.

The road assessment shows the overlay on Riata needs attention particularly the potholes. Estimates are being sought based on a recommendation and motion by Gary Pate. It was approved to seek estimates and do repairs to Riata up to \$125,000.

Next item is the election of a new director. Troy Duncan withdrew his name and nominated Adam Powell. He was elected by voice vote unanimously.

Old Business

Parking enforcement changes were discussed and tabled subject to further written corrections and comments submitted to the Board who will summarize and have reviewed for legality.

Adam Powell so moved seconded by Gary Pate.

One further item reviewed and discussed was the gate policy. One of our owners Brian Del Rio offered to conduct an assessment with the help of Adam Powell. They will report their findings.

Additionally Ken Fawn proposed the Directors be required to take on-line training. It was defeated 15 to 4.

The Meeting adjourned at approximately 8:30.

Respectfully submitted,

Denise Beck