

Minutes of 10/11/22 TRPPOA Members Meeting

1. Call to Order (President) at 7:08
2. Roll Call / Proxy Determination (Secretary) – quorum declared by counting of signatures/proxies – originally announced as 39, subsequent count determines 41
3. Proof of notice or waiver of notice (Secretary) – demonstration of received mailing
4. Previous Meeting Minutes (Secretary) – no questions
5. Reports of Officers
 - a. President – Scott states the need to adhere to protocols in order to adhere to Texas Title 11 requirements. No more voice votes – future votes will be by show of hands with only one vote per lot.
 - b. Secretary – Fernando reminds that Chapter 207 (Disclosure of Information) has been met by the creation last year of www.trppoa.org and encourages all to visit site and view the posted documents. Expands on the voting requirements of Chapter 209 by pointing out that the election of Directors and the increase of assessments requires signed, written ballots, with exceptions provided for Director elections when the number of candidates equals the number of open slots.
 - c. Treasurer – Alastair mentions inflation is a significant factor on costs and will only get worse; sites exceptional one-of expenses this year consisting of gate & well repairs and landscaping.
6. Reports of Committees
 - a. Landscaping – Charissa describes what has been done after many years of little effort. Our long-time mowing service provider has retired forcing the need to find a replacement. 2022 service costs are much higher than our old provider. Bids were received from 3 companies and one was selected.
 - b. Trails - Jane McKetta tells much of the maintenance along the trails is provided by adjacent owners. She describes a need to address a worrisome narrow portion of the bridle path easement that will require some degree of shoring. The opening of the inactive part of the trail is a pending issue that will be addressed in the future. It is being put on hold until the narrow part of the trail is repaired and made safe for pedestrians and equestrians. During the ongoing exchange, the question is raised on use of the bridle path easement. Fernando quotes from our Covenants “pedestrian and equestrian” traffic only. Someone asks about bicycles and Scott points out how bicycles and motor

vehicles spook horses and put rider and mount at risk. A question is raised about dogs on the bridle easement path and Fernando mentions that leashed dogs should not be an issue; our Covenants and Montgomery County require dogs off their property to be on a leash.

7. Election of TWO Directors – Charissa and Fernando were elected by a show of hands in the absence of additional candidates.
8. Old Business - none
9. New Business
 - a. ACC membership – Fernando stated there were vacancies on the ACC and asked for volunteers. Julie Pearce_Durio and Richard Hermes stepped forward.
 - b. Changing the hours the gates stand open - Scott proposed having the gates remain in the open position from 0545 to 1900. After much discussion, this proposal was rejected.
 - c. Road repairs – based on his recent need to repave his property, Scott requested and received some back-of-envelope quotes for TRPPOA roads in need of attention. Long discussion follows. The Roads Committee has been re-established with Gerry Pate as Chair and Joey Morris a member. Gerry will seek additional members and report those back to the BOD. He is charged with presenting to the BOD options for the improvements of the roads.
 - d. Gate painting – Scott described what has and will be done to repaint the gates.
 - e. Long term budget concerns & proposal to increase Privacy Tract assessments – Charissa presented a budget to address recurring annual expenses, providing for the saving for non-annual recurring expenses, and for setting aside the surplus for road improvements. The proposal was for a Privacy Tract assessment of \$1400, an increase of \$940. Long discussion follows. Lea Bodie proposed the increase be approved contingent on the Roads Committee presenting their options to the Members within 3 months. Her proposal was seconded and approved by a vote of 26 to 12 by a show of hands. This proposal is non-binding to the BOD as assessment increases must be by signed ballot. However the BOD will honor the intent and require the Roads Committee to present their proposals to Members within 3 months. The Roads Committee must notify the BOD when they are ready to present so the BOD can notify the members; the Committee must take into consideration the Covenants requirements for Members meetings notifications which must be in writing via snail-mail. Next was a vote

by signed ballot on the increase proposal. The proposal passed 26 to 15. Many Members exited the building after presenting their ballot and the meeting ended due to a lack of quorum.

The Ranches at Pinehurst
Proposed Annual Operating Budget

<u>Debit</u>	<u>Sum of Debit</u>	<u>Credit</u>	<u>Collection over Possible Savings</u>
Gate communications	\$ (3,600.00)	Privacy Tract Fee \$460 (\$0 ▲)	\$ 46,580.00
Electricity	\$ (2,500.00)	Potential Net	\$ (9,410.00)
Hostmonster	\$ (240.00)		
Landscape maintenance	\$ (16,500.00)		
Trash collection	\$ (5,000.00)		
Insurance	\$ (4,000.00)		
Legal	\$ (1,000.00)	Privacy Tract Fee \$1400 (\$940 ▲)	\$ 93,580.00
Tax	\$ (300.00)	Potential Net	\$ 37,590.00
TRPPOA Admin/Other	\$ (1,500.00)		
Misc minor repairs [1]	\$ (5,000.00)		
Seasonal landscaping (mulch, fertilizer, herbicide, irrigation checks, etc.)	\$ (6,500.00)		
Drainage system sinking fund [2]	\$ (1,000.00)		
Gate painting sinking fund [3]	\$ (1,250.00)		
Power washing/painting signs sinking fund [4]	\$ (1,000.00)		
Well & irrigation maintenance/repair sinking fund	\$ (1,000.00)		
Rainy day fund [5]	\$ (5,600.00)		
Grand Total	\$ (55,990.00)		

[1] Fence repair, gate repair, road repair, light pole enablement

[2] Every 4 years

[3] Every 4 years

[4] Every 4 years

[5] \$140,000 saved in 25 years, averaging \$5600/year

Gate operators 4 @ \$10k/each

Iron gates

Wells