**Minutes of Annual Meeting of**

**The Ranches at Pinehurst Property Owners Association**

**Date/Time: Oct 16, 2024,**

**Location: Oklahoma Community Center Magnolia, TX 77354**

1. Call to Order (President Joey Morris) at 7:15 PM
2. Roll Call / Proxy Determination (Secretary Kenn Fawn)- quorum declared by counting signatures/proxies - 34 Tracts represented.
3. Proof of notice or waiver of notice (Secretary) –demonstration of received mailing 30 days before meeting.
4. Previous Meeting Minutes (Secretary) – no questions. Minutes were unanimously approved.
5. Reports of Officers
6. Treasurer (Gerry Pate) Mr. Pate explained the report differences from budget and actual. Next year’s budget will be about the same or slightly lower as will resulting dues. The road has not been paid as work is not completed but is expected to be under budget. The private lenders were paid proportionally from difference between actual and projected assessments collected as about 2/3 paid the full amount due to take advantage of discount. Treasures’ report was approved by vote.
7. Election of Two Directors. Mr. Gerry Pate agreed to remain on the board and Ms. Sonya Calooy suggested there should be an outside the gates member. Mr. Fawn withdrew his name from consideration. Being only two candidates they were elected without voting as allowed by Title 11. Terms will be for 2 years
8. Reports of Committee, No committee persons were in attendance.
9. Old business. None.
10. New business
	1. ACC Membership. Gregg Cutlip and Bill Galloway are current members. Mr. Galloway indicated he would serve until end of year. No one volunteered for the third position. Mr. Morris will seek a third.
	2. Trash collection. Mrs. Mitchell and Mohsin presented an option to have only one trash company service the entire subdivision. The benefits would be to reduce the number of trash trucks and perhaps recycle service. Members wanted more financial information and the Board was concerned about have to add and collect the neighborhood trash fee. Additional details will be provided.
11. Adjourn at 7:43 PM

Kenn Fawn

Secretary