

Regular Meeting Minutes
Pine Forest Property Owners Association (PFPOA) Board Meeting
7:00 p.m. Thursday, June 10, 2021
First National Bank Conference Room 489
Highway 71, West Bastrop, TX 78602

The meeting was called to order by Robert Rosso, at 7:00 p.m. Minutes were recorded via Zoom and recorder.

Board Members present: Robert Rosso, President; Karen Taylor, Secretary; Lorena Taylor-Gutierrez, Treasurer; Ronda Skube; ACC Chair; Patrick Connell, Member at Large; Kathleen Caso, Member at Large

Members of the board and members of PFPOA introduced themselves via round table.

1. Monthly Treasurer's Report – Lorena Taylor-Gutierrez

Budget expenditures through 5/31/2021 were \$53,112 in actual expenses. Budget is \$50,050.

There were 35 resale certificates through May 31, 2021.

Current assets are \$460,144.88 which reflects balance from all three (3) bank accounts as of 05/31/2021. Robert mentioned Ken at CSA Realty Group has removed the past due balances from the books except for the last three (3) years. The delinquent balance of approximately \$32,000 reflects this. Currently forty-five (45) assessments for 2021 remain unpaid and are delinquent. Two collection letters have already been sent to those who are delinquent. Discussion followed as to next steps.

Robert Rosso discussed the possibility of publishing the names of the delinquent property owners on the PFPOA website. Patrick recommended PFPOA file liens for those who are delinquent on the 2019 and 2020 assessment, and those that are delinquent for 2021 receive another letter. Robert moved to pursue liens for those outstanding for 2019 and 2019 and to publish the names on the PFPOA website of all who are delinquent in payment assessments. Lorena seconded the motion.

Patrick interjected that he was in favor of the liens but preferred the addresses to be published, rather than names. Kathleen responded to a question from a PFPOA member questioning the cost of a lien. Kathleen indicated that, per Alex (PFPOA attorney), we can file a group lien to encompass all delinquent accounts. Otherwise, the cost of filing a lien would be approximately \$500 per lien. An amended motion was made by Robert to file liens on those with delinquent accounts for 2019 and 2020 and to publish the addresses of the delinquent account holders on the PFPOA website. Patrick seconded the motion. The motion carried.

2. Approval of the Minutes for the May 13, 2021, meeting.

Robert mentioned the next agenda item was approval of the previous meeting's minutes.

Lorena moved to accept the minutes of the May 13, 2021, meeting. Patrick seconded the motion. The motion carried.

3. ACC Report – Rhonda Scube

Rhonda indicated there are three (3) active violations. Fifteen (15) new homes are being built and various projects are underway with requests to the ACC board. Kathleen asked if the active violations are resolved. Patrick asked which violations are in process. Kathleen indicated that if a fine was not paid, the violation is still in process. Robert suggested the committee move to item 4C on the agenda which deals with the planned review of outstanding ACC violations and evaluation process. He discussed the need to review the outstanding violations with an eye toward a "second look" to determine if the violations should stand. A lengthy discussion followed with Patrick suggesting a sub committee consisting of two (2) ACC members and two (2) board members review the list of violations and make recommendations. Kathleen recommended the subcommittee then send a synopsis to Alex, the PFPOA attorney.

Robert recommended a meeting with all board members to review these but was reminded about the Sunshine Law by Kathleen which would not allow this. Patrick moved that a subcommittee be formed consisting of no more than one (1) board member and two (2) ACC members review these violations and make recommendations for a path forward. Lorena seconded the motion. The motion carried.

Item 4B-Signage Plan

Per Rhonda, all signs have been printed and will be posted when she receives assistance to install the "Pine Forest Deed Restricted Signs" as they need to be cemented in. Rhonda presented a plan for the proposed signs to be placed in Units 7-12. Kathleen moved to accept the sign placement. Patrick seconded the motion. The motion carried.

4. Unit 6 Trespassing Discussion – Robert Rosso

Robert mentioned the ongoing issue with people trespassing into Unit 6 and tearing up the property by four wheeling, camping and leaving garbage. He has spoken to Chief Nagy about what can be done. Patrick indicated that he spoke to Chief Nagy and that sufficient notice must be posted. He proposed a sign indicating 1) No Trespassing, 2) Pine Forest Residents Only, and 3) All Others Will Be Prosecuted. Patrick moved to approve the creation of the signs as indicated above. Robert seconded the motion. The motion carried. Robert then led a discussion regarding sign placement on both sides of the road at the eight (8) major entry points. Patrick mentioned the need for larger signs. A Pine Forest member suggested the board reach and garner permission from those residents whose properties have been identified as those in which a sign should be placed. Patrick would like the board to continue to look into a way to place a physical barrier to the main entrance to Unit 6. He moved to place eight (8) signs in Unit 6, as indicated, of a size no less than a speed limit sign and that permission from the landowner be given prior to posting the signs. Lorena seconded the motion.

5. Committee Updates

- a. **Firefighting Efforts** – No news to report on locating suitable land to purchase for a volunteer Fire Department to serve PFPOA. Patrick is still checking surrounding areas for possible options. Robert will reach out to the Appelt Family to inquire about a possible memorial donation of land. Patrick will follow up with the Fire Department to ensure that if land is located, the Fire Department would be willing to build on this land with details as to time. Patrick will call Chief Nagy and will provide an update at the next meeting.
- b. **Walking Trail** – Robert and Cindy Wolford will look into whether having walking trails within Unit 6 will help alleviate a safety concern as there have been several near misses between pedestrians and drivers on Briar Forest Drive. Robert will propose a committee to investigate the possibility of creating walking trails. There are also looking into possible grant money to create these walking trails in conjunction with using PFPOA funds.
- c. **ACC Covenants, Conditions and Restriction Revision Public Comment** – Robert proposed the board open a 60-day comment period from homeowners so that proposed changes could be considered. He mentioned it would be nice to have one set of CCRs for all of Pine Forest, if possible. Kathleen mentioned that Unit 6 passed their new CCRs, but Unit 7-12 new received enough votes to pass the proposed changes in 2018. Rhonda and the ACC board will provide the 2018 proposed changes and incorporate that with a 2021 look and give to the board to post for a 60-day review by PFPOA members.

6. **Adjournment** – Robert Rosso proposed the meeting be adjourned. Patrick seconded. The motion passed. The meeting was adjourned at 8:13pm.

Submitted by Karen Taylor
Pine Forest POA Secretary