

Minutes of October 9, 2014 – Board Meeting

Minutes of the October 9, 2014 Board Meeting Pine Forest Property Owners Association

First National Bank, 489 Hwy. 71, Bastrop, Texas

Members: **John Clark, Vice President** **Robert Leffingwell, Board Member**
 John Gardner, President **Sue Lane McCulley, Secretary**
 Billy Gravitt, ACC Representative and Board Member
 Bill Haschke, Treasurer **Robert Potts, Board Member**

Note: Boldface of board members' names indicates attendance.

Others present: Deputy Wayne Wood, Tom McCulley, and two property owners.

Item 1 of the Agenda: The meeting was called to order by Gardner at 7:00 PM.

Item 2 of the Agenda: Clark moved and Leffingwell seconded to approve the September 11, 2014 as presented. Motion passed unanimously.

Item 3 of the Agenda: Clark moved and S. L. McCulley seconded to accept the Treasurer's report as presented. Motion passed unanimously.

Item 4 of the Agenda: T. McCulley reported that one new house permit is pending receipt of proper documentation. T. McCulley also noted the building guidelines need revision. Gravitt reported that Centerra agreed to remove its sign as per his conversation with it today.

Item 5 (i) of the Agenda: Half or more of the lot owners in Pine Forest have consented to GoGreen's harvesting the dead trees on their properties. The remaining lot owners need to be reminded to fill out consent forms.

Item 5 (ii) of the Agenda: Report on follow-up of task list:

1. Fire hydrants should be red.
2. Restriction document against 106 Lakewood re undersized home—in process.
3. Restriction document against 270 River Forest—in process.
4. Reusable Clean Sweep signs—in process.
5. Reusable Annual Meeting signs—in process.
6. Communication to Unit 6 non-homeowner vacant lot owners—in process.
7. Meeting with BCWCID#2 re standby fees and future of Unit 6—John Creamer has been called to set up a meeting, but he has not responded.
8. Streetlight at west tip of Unit 10—Potts and S.L. McCulley will investigate.
9. Going paperless—see Item 6 (ii).
10. CCR's for Units 7-12 re open fires, fireworks, minor improvements, corrections—will be discussed at November meeting.
11. Concrete slab removal by county—no update on funding.
12. Draft and record variance for 396 Kaanapali—Gardner will do.
13. Communication re Annual Meeting—Gardner will present at the November meeting.
14. Streetlights at intersections needed?—Potts and S.L. McCulley.

Item 6 (i) of the Agenda: Deputy Wayne Wood gave a presentation on Neighborhood Watch, an organization of members in a subdivision who serve as eyes and ears for law enforcement. Usually, a resident will report suspicious activity (suspicious means anything not normal) to the block captain who will contact the appropriate local law enforcement agency. Or the resident can call the non-emergency number, 512-549-5100. If a resident sees a crime in progress, he or she should call 911 immediately and report. Deputy Wood emphasized that residents should not be afraid of or nervous about calling. Once organized, Neighborhood Watch signs can be placed throughout the subdivision, and evidence shows that the signs are a deterrent. If a resident has a security system, the system should

have a local enunciator. Video surveillance is a good idea, but don't use your personal computer as the DVR. Residents can also Google crime reports, and there are phone apps that can give crime reports in a specific area. Deputy Wood said he would come to the Annual Meeting and speak about Neighborhood Watch if requested.

Item 6 (ii) of the Agenda: Gardner gave a report on the research that he and Merle Breiland had done regarding going paperless. Their suggestion is to purchase tablets for each Board member and two 2-terabyte external drives that would reside with two different Board members. S.L. McCulley moved and Clark seconded that the Board allocate \$3,000.00 to purchase these items. Motion passed unanimously.

Item 7 of the Agenda: The regular meeting was adjourned at 9:15 PM.

Respectfully submitted,

Sue Lane McCulley, Secretary

November 9, 2014