

Minutes of the October 13, 2011 Board Meeting Pine Forest Property Owners Association

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

Present: Merle Breiland, President Jim Mack, Vice President
Sue Lane McCulley, Secretary Wayne Hulshoff, ACC Member
Bill Haschke, Treasurer Tom McCulley, ACC Member
John Clark, Board Member Tim Rupp, property owner
Ken and Donna Fred, property owners Robert Leffingwell, guest
Bob and Brittany Walker, property owners

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

Item 2 of the Agenda: On a motion by Haschke and seconded by Mack, the minutes of the August 16, 2011 meeting were approved.

Item 3 of the Agenda: On a motion by Mack and seconded by Clark, the Treasurer's report for August was approved. On a motion by Clark and seconded by Mack, the Treasurer's report for September was approved.

Item 4 of the Agenda: All road projects are in abeyance because several culverts were destroyed in the fire and need to be repaired/replaced immediately.

Item 5 of the Agenda: Because of the resignation of a Board member, Haschke will be in charge of updating the web site.

Item 6 of the Agenda: The ACC has received no applications for new building; it has received some for debris removal. The ACC raised the issue of waiving fees for rebuilding and the granting of permits for motor homes and the like for those who are going to rebuild. The ACC and the Board will work together on a mail out, a newspaper article, and a posting on the web site to disseminate information about the waiving of fees and the particulars about allowing motor homes and the like. The ACC also expressed a concern about owners who do not clean up their lots. Breiland will contact county officials to see if help can be offered in these cases.

Item 7a of the Agenda: Flame Guard gel is not certified, and therefore the Board could be opening itself up for lawsuits. Further consideration of Flame Guard gel will be removed from the agenda.

Item 7b of the Agenda: The Schepple case has been resolved as their house burned to the ground.

Item 7c of the Agenda: No report.

Item 7d of the Agenda: Discussion of the fire department's recommendations regarding the Aqua proposal has been suspended until further notice.

Item 7e of the Agenda: Discussion of the Aqua projected financing has been suspended.

Note: Changes were made to the items discussed and the order in which they were discussed in Item 8 as printed on the Agenda.

Item 8a of the Agenda: Contracts from First Republic Properties, Inc. for the sale of 223 lots in Unit 6 are still unsigned by the Bastrop ISD Board of Trustees. Leffingwell's distribution of the money is as follows:

Taxing Jurisdiction	Taxes Due	Pro-rated Percentage	Taxes Realized
Bastrop ISD	84,554.03	17.56	78,317.60
Bastrop County	37,641.21	7.8	34,877.20
City of Bastrop	8,542.93	1.77	7,894.20
BCWCID#2	181,960.00	37.79	168,543.40
PFPOA	168,837.93	35.06	156,367.60

Breiland modified the original contract to reflect a change to Article I which eliminated Acquisition 3. There are two section 8.07's; the second one will be revised to 8.07.a. There is no 8.11, a type which will be corrected. These changes are not substantial enough for the Board to have to revote on the president's authority to sign.

Item 8b of the Agenda: Replacement of neighborhood sign is on hold.

Item 8C of the Agenda: The need for Board replacements will be re-posted on the web site.

Item 8d of the Agenda: The Board needs copies of the revisions the ACC made to the proposed resolutions that resulted from the most recent Texas legislative session for a vote at the November meeting96.

Item 8e of the Agenda: The Texas State Constitution allows re-appraisals in case of a disaster.

Item 8f of the Agenda The annual meeting in February 2012 will be held at the BCWCID#2 Building on Tahitian Drive. A suggestion was made to ask the Fire Department do a presentation.

Item 9 of the Agenda: On a motion by Clark and seconded by Haschke, the meeting was adjourned at 8:35 P.M.

Respectfully submitted,

Sue Lane McCulley, Secretary

October 27, 2011