

MINUTES OF THE PINE MILL RANCH HOA BOARD MEETING
OF THE BOARD OF PMR
KATY, TEXAS

Date: July 12, 2016
Time: 7:00 pm
Location: Christ Church, PCA
10818 Gaston Rd, Katy, TX 77494
Attendance: (President) Daryl Brister, (V. President) Ramana Kondapalli, (Treasurer) Jingyi Kong,
(Secretary) Kathleen Welch, (Asst. Secretary) Tony Cornwell

I. Call Meeting to Order and Review Agenda

The meeting was opened by Daryl Brister, President of PMR HOA, at 7:00 PM. The agenda was approved with no changes. There were 8 residents in attendance. A quorum was not necessary since this was not an annual meeting. Daryl Brister reminded residents that the next board meeting is scheduled for October 11, 2016 at 7:00 PM. Board member Jenny Kong was in China visiting family and not present at the meeting.

II. Financials:

The Pine Mill Ranch HOA May 2016 financials were available in hard copy for residents at the meeting. Mrs. Erica Morgan of Principal Management Group of Houston led a review of the May financials. The total operating funds reported were \$928,418.70. Total reserve funds reported were \$492,194.27. Total accounts receivable reported were \$60,407.49. Erica noted that approximately \$10,000 was collected in June and the balance now is approximately \$50,000.

Residents were reminded that monthly financial statements are available via the website at:

<http://community.associawebsites.com/sites/PineMillRanchCAI/Pages/AcwDefault.aspx>

The expenses incurred from replacing the iron fencing around the splash pad park will be reimbursed by MUD #57. The 2015 audit will begin this month, and the report should be finished in October 2016.

III. Newsletter

The Q3 newsletter was emailed to residents the first week of July. A copy of the newsletter is posted on the bulletin board at the clubhouse, on <http://community.associawebsites.com/sites/PineMillRanchCAI/>, and on www.pinemillranch.com. There is currently one resident volunteering to help with the newsletter. If residents have questions, comments, content ideas or would like to join the committee, please email the newsletter committee at pmrnewsletter@gmail.com.

IV. Committee Reports

A. Aesthetics Committee: Update from Daryl Brister

There are 5 residents volunteering on the Aesthetics Committee. Each resident checks his or her section of the neighborhood and works directly with Erica Morgan. Erica continues to conduct monthly property inspections. As a result, the number of violation letters is dropping.

Q1: How do we enforce by-laws with renters?

A1: Letters are sent to both the property owner and the renter. Action will ultimately be taken against the homeowner, and it is the homeowner's responsibility to ensure renters are complying with all PMR by-laws.

B. Architectural Review Committee: Update from Tony Cornwell

The ARC is going through review requests in a timely manner. The committee receives approximately 4 requests per week and the turnaround time is approximately 22 days.

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Q2. If I am repainting my house the same color it is currently, do I need to submit a request for ARC approval.
A2. Yes! Always submit a request to the ARC when changing anything on the outside of your home. When in doubt, call or email Erica Morgan at PMG for clarification. When a request is submitted to the ARC, a record is created, which ultimately protects the homeowner.

C. Events Committee: Update from PMG

Upcoming events are as follows:

September: Garage Sale

October: National Night Out

November: Harvest Festival

December: Cookies with Santa

D. PMR Security: Update from PMG

There is currently no Neighborhood watch committee established for PMR. If you would like to be a part of a Neighborhood Watch Committee, please contact Erica Morgan at emorgan@pmghouston.com.

Q3: There are teenagers playing basketball on the basketball courts at the elementary school. They use foul language and leave trash all over the courts. Who do we contact since it is on school property?

A3: Contact Katy ISD police or Erica Morgan can let Officer Banks (the officer that patrols PMR) know.

V. Old Business—Pool Repair Update

As some residents may be aware, the \$80,000 pool re-plaster job that was completed in the spring has failed. In the center of the main lap pool, plaster has popped up and chipped away. The pool was inspected by both GHPM (who completed the re-plaster) and by A-Beautiful pools (the current pool management company). The main lap pool is open, but the section of plaster damage has been sectioned off by pool lane lines. GHPM has indicated they are not liable, so the HOA board has turned the situation over to the PMR lawyers. Mr. Kim has submitted the pool plans to PMG, and Mr. Beckwith, a pool expert, will be inspecting the pool to determine the cause.

A-Beautiful has added extra lifeguards during peak times to monitor the area for safety. The HOA board will send an email to residents when we have a clear plan of how to move forward. Repairs will begin in the fall with the pool is closed.

The MUD #57 has awarded a contract to re-do the splash pad beginning in the fall. The splash pad will be completely removed, the elevation will be raised to help with proper draining, and kool decking will replace the current rubbery surface.

Q4: When the grass in the splash pad area is mowed, debris/dirt/mud/mulch gathers in the splash pad and clogs the drain. What can be done about that?

A4: When the new splash pad is installed, the elevation will be raised. Everything will drain out from the splash pad, and that should help with debris pooling around the drains.

VI. New Business for Referral

A contract has been awarded for a major playground project in PMR. The clubhouse playground will be removed and reinstalled at the Winding Point Park with mulch and surrounding benches. A new playground will be installed at the clubhouse. The new playground will have two sections: one for older kids and one for younger kids. Also, baby swings will be installed. The playground will have a shade canopy and lights that will run on the same timer as the tennis court timers. Additionally, pavilion will be installed adjacent to the new playground at the clubhouse. The pavilion will have 3 picnic tables and fenced in separately with a pad-lock

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gate to the pool. The idea would be for residents to have the ability to rent the pavilion and also have access to the pool. Finally, a playground will be installed in the empty greenspace located at Morningcrest.

Q5: What is being constructed at the 1463 entrance?

A5: There are three commercial plots which include a Jiffy Lube, a daycare, and the third plot is still being determined.

VII. Adjourn Meeting

The meeting was adjourned by unanimous vote of the PMR HOA Board at 7:30 PM.

Respectfully submitted:

A handwritten signature in cursive script that reads "Kathleen Welch".

Kathleen Welch - Secretary PMR HOA