



Lakes of Pine Forest

Lakes of Pine Forest Homeowners Association, Inc. Board of Directors Meeting Minutes

Minutes

The Board of Directors (the "Board") of Lakes of Pine Forest Homeowners Association, Inc met in regular session, open to the public, on the 16th day of April 2024 at 6:30pm, via in person at the Steve Radack Community Center and the roll was called of the members of the Board:

Present:

Mr. Curtis Culver, President
Mr. Harold Vance, Secretary

Not Present:

Mr. John Leech, Treasurer

Also present at the meeting were Mr. Ed Gojara, and Ms. Ashleigh Pace of Bedrock Association Management, LLC ("Bedrock").

Quorum

Majority of the Board were present, thus constituting a quorum.

Executive Session

Executive Session call to order at 6:00 pm

Executive Business

- A. The board discussed 16 Accounts that are currently with the association's attorney's office. The board members who were present approved 3 accounts to be closed.
- B. The remaining accounts are currently placed on hold for further investigation to be completed. This was voted on via the board members that were currently present.

Open Session Call to order- Ms. Pace called to order at 6:34 pm

- In attendance- Mr. Curtis Culver, President, Mr. Harold Vance, Secretary
- Managing Agent- Ashleigh Pace, Community Manager, Bedrock Association Management, LLC



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Meeting Minutes

The board that was present approved the April 8th special meeting minutes with comments.

Financial

Mr. Gojara presented the financial report. Sprinkler Control box replacement costs to be paid out of reserve account.

New Business/ Ratifications between meetings

- Approved Irrigation Controller replacements: HOA Costs \$23,394.49, MUD Contribution \$6,734.18
- Approved Baby Pool Motor replacement: \$875.00
- Renewed Pool contract with Lone Star Pools, 3 bids evaluated
- Approved quote to remove six dead trees and grind stumps - \$3,500

Committee Reports

Social Committee – No Report.

Grounds Committee – Report given.

Homeowner Forum

Homeowner informed that Algae is growing in some of the lakes.

Adjournment

There being no further business or questions to come before the Board. The meeting was adjourned at 7:08pm.

A handwritten signature in black ink, appearing to read "Curtis Balan", is written over a horizontal line.

Secretary, Lakes of Pine Forest Board of Director