

Paint Rock Farm Lake Estates

2025 Annual Meeting Minutes

Call to Order: The 2025 Annual Meeting of the Paint Rock Farm Lake Estates Owners' Association was held at the Kingston Community Center on Thursday, May 22, 2025. President Jorge Avetrani presided over the meeting that convened at 5:33 pm. There were 32.01 votes represented in person or by proxy.

The 2024 Annual Meeting Minutes were distributed and reviewed. Vice President Viets offered to read the minutes aloud, but Mark Smith made a motion to waive the oral reading of the minutes and it was seconded by Rob Melton. Once members had a chance to read the minutes, Jason Richards made the motion to approve the 2024 Annual Meeting minutes. President Avetrani seconded the motion, and it passed unanimously.

2024 Board Actions: President Avetrani took a few minutes to introduce the board and have the members in attendance introduce themselves. It was noted that many of the new faces on the board volunteered to help with the board to keep the HOA from being turned over to an outside HOA management company and thus keeping costs lower and oversight of the neighborhood local.

President Avetrani then turned the discussion towards the maintenance of the interior roads, noting that over \$9000 was spent this past year to put new gravel on all the interior roads. He went on to ask if there were any complaints about regular road maintenance with the exception of the culvert that spans the width of Eagle Ridge Road, and no complaints were voiced by those in attendance.

Avetrani then addressed the issue of culverts. He had done some research and the precedent is that the HOA maintains the culverts that span the width of the interior roads, but does not maintain culverts on individual properties. A concern was raised over the last year about a private culvert and tree limbs reaching into the interior roads. Avetrani even checked how the state and county handled such issues. The property maintenance within an easement remains the

responsibility of the property owner. Vice President Viets noted often neighbors helping neighbors got a lot accomplished within the neighborhood and he was willing to help if he could.

The discussion then turned to the Eagle Ridge Culvert that has collapsed. It has been in disrepair for some time, but with the new gravel the budget did not allow for it to be fixed this year. Rob Melton and Jason Richards explained how they have tried to fix it in the past. Over the last year Avetrani sought out a quote to replace the culvert from a vendor that has done other work in the neighborhood. At one of the HOA's quarterly meetings, one of the board of directors, Wilkey, asked to see if the company he works for could give a quote. Paul Wilkey addressed the annual meeting and explained that the quote he received would cut the cost to almost half at a price of approximately \$3500, with materials and labor being offered to the neighborhood at cost. As this project comes closer to fruition, plans will need to be made for residents of Eagle Ridge to park outside of the construction area as access to the road will be limited.

Bob Edwards, one of our former HOA presidents and board members who has owned property in the neighborhood since 1976, spoke on the history of petitioning the county to maintain the neighborhood roads. Vice President Viets expressed a desire to have Bob Edwards act as a special agent of the road committee to explore the possibility of whether the county would reconsider maintaining the interior roads of our neighborhood. Rob Melton made a motion to approve and it was seconded by Jorge Avetrani. The motion was passed unanimously with Christy Benny noting a concern on releasing the Bobcat easement to the county.

The topic of the community lake access area was discussed and the board is planning to organize a volunteer clean-up day soon.

Treasurer's Report: Treasurer Allen distributed the 4th Quarter Treasurer's Report. Ed Walker mentioned that it would be helpful to have all four quarters printed. Allen indicated that he understood Walker's request, and he plans to prepare a similar handout for next year's meeting. In the meantime, all the treasurer's reports can be found on the PRFLE.info website. Allen also mentioned payments can now be made directly through the website and that messages can be sent directly to him through the website with any questions or concerns. It was pointed out that since putting new gravel on the entire span of the roads only happens every few years, there should be money available to address the Eagle Ridge culvert quite soon. Avetrani explained that sometimes the road committee can simply address certain areas of the roads, but as he attempted to do that this past year, it became evident that all the roadways needed new gravel.

It was also noted that upcoming road fees will be calculated from the new assessment value from the County and not the property appraisal value.

Bob Edwards did question why the HOA board still maintains insurance for the board members, but quickly noted that he was not challenging that decision. He did point out that because the neighborhood is an incorporated association in good standing, board members are exempt from prosecution from non-criminal acts. Bob Edwards made a motion so it would be a matter of public record to approve all non-criminal board actions over the previous year and indemnify the officers. Gary Warden seconded and the motion was passed unanimously.

2024 Nominations: President Avetrani opened the floor for nominations and the following members were nominated:

President: Jorge Avetrani was nominated by Jason Richards

Vice President: David Viets was nominated by Jorge Avetrani

Treasurer: Lonny Allen was nominated by Paul Wilkey

Secretary: Christy Benny was nominated by Jorge Avetrani

Odd Year Directors: Kelsey Lott was nominated by Christy Benny

Jason Richards was nominated by Robert Melton

Because there was only one nomination for each position, Secretary Christy Benny cast the vote to elect the board members.

At 6:43pm President Avetrani made the motion to adjourn; it was seconded by Robert Melton. The Board of Directors would like to thank everyone who attended this year's meeting or sent in a proxy.

Christy Benny, PRFLE Secretary

Submitted May 26, 2025