

**Pine Shadows Civic Club
Property Owners Annual Meeting
June 1, 2024**

The meeting took place at the Pine Shadows boat ramp in the Pine Shadows subdivision in Livingston, Texas on June 1, 2024, at 10 AM.

Members Present:

- Neil Cramond, President, Vic Svatek, VP, Carolann Benoit, Treasurer, Bill Perkins, Director, Greg Adams, Director
- Property owners present – 12 (19 total)
 - Attendees signed roll book

Opening:

- Welcome Neil Cramond and board members

Old Business (Neil)

- Jan 13 minutes were read by Scott Harvey. Neil requested a motion to accept meeting minutes. Motion was made and the motion to accept the minutes and seconded by resident.
- Outstanding lot fees (7 outstanding from 2024 and 1 outstanding from 2023)
 - Board to take next steps in collecting outstanding dues
- Recent fund raiser was successful with many residents in attendance
- Bridge at inlet has been repaired. Property owners stated seeing some signs of additional erosion. No discussion on billing yet. Hopefully paid by the county

New Business

Treasury Report (Carolann)

- Carolann provided report.
- Account has \$46K in funds
- Outstanding fundraising events have raised a total of \$6K for the association
- Consolidated bank accounts to reduce administration fees
- We are doing well with finances
- July 4 event is annual golf cart parade. Three judges from outside the neighborhood. Winners (3 best decorated carts) will receive a gift card. No food will be provided. BYOB.
- Report motion to accept treasure report. Residents accepted and seconded

Road Update (Vic)

- If you have any questions concerning road updates – call the county
- County stated Shadow Lane work will cost \$29K to PSCC. This covers ½ cost of materials. County covers all labor.
 - County have indicated no roadwork will be done this year due to recent weather events
 - Board can approve the work but will do all possible to reduce costs.
 - Engage Commodore Cape and Crescent Shores to see if we can combine road work for a reduced price
- Resident asks if PSCC engage county to clean out ditches. Board states homeowners can call county directly.

- Homeowners need to keep their ditches clean.
- Resident states maybe the community can dig out the ditches when needed. Board stated that property owners should not take it upon themselves to clean with backhoe. County has the tools necessary to ensure flows are not disrupted.
- President made a suggestion for residents to send him and Road director items that are impacting drainage in the neighborhood. These will be communicated to the county by the President.

Update on 136 Inlet

- Lawyer sent letter as was agreed at the January meeting and it was returned undelivered.
- Previous owner has defaulted on mortgage. Property now been reposed by the mortgage company who owns the loan and title.
- Mortgage company has engaged a third-party contractor to get the property cleaned up and ready to sell.
- PSCC Lawyer provided name to Neil and contact has been made.
- Neil has communicated the late dues and has asked for a donation to PSCC to help with expenses incurred.

Other New Business:

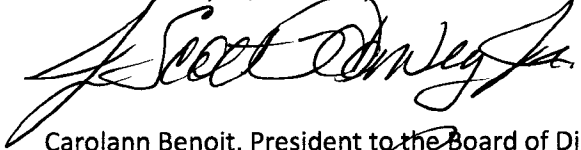
- Removal or replacement of streetlights
 - Neighbors should not be able to take down streetlights on their own. Board will coordinate the action on how they will handle going forward.
 - Process is that neighbors work with Board on movement, placement and replacement of lights.
 - Treasurer will talk to SECO.

Meeting adjourned

- Motion to adjourn the meeting by resident. Motion seconded.

Minutes Attestation Statement: The above minutes are a true representation of what transpired at the meeting to the best of my knowledge.

J. Scott Harvey Jr., Secretary of the Board of Directors



Carolann Benoit, President to the Board of Directors

