

MEETING MINUTES
Peach Crossing Property Owners Association
General Membership Meeting
October 13, 2008

I. Meeting Date and Time: 10/13/2008 at 7:00 PM

A. New Business:

1. Minutes from the previous meeting were read by Brian Stripe and approved, as written, by the membership.
2. Rodney Horrell led a discussion of the proposed deed restriction changes.
 - a. Board is in favor of preserving ownership rights and understands that each owner is unique.
 - b. The changes discussed at this meeting are a cleanup now that the developer is out of the picture. This is not a re-write of the restrictions
 - c. 25 votes are required to accept these changes. There are 32 votes present (this count includes 11 proxy votes)
 - d. If there is no agreement at this meeting the Deed Restrictions will remain unchanged.
 - e. A summary of the major changes was shared (not a comprehensive discussion)
 - f. The proposed changes were sent to the committees for a comment period, revised and sent to the membership for a comment period prior this meeting. The ballots reflect some late concerns that were raised after the comment period had ended.
 - g. Membership requested that future notices be mailed (certified) in addition to email. (This is not on the ballot for tonight's vote. It must be raised for a future change at a later date)
3. Discussion of Changes to Deed Restrictions
 - a. A question was raised about lots where 2 lots were originally platted, have the same owner and only 1 house was built and dues for these properties. IT was determined that the dues are calculated on the originally platted lots, even if they were re-surveyed into 1 lot and re-platted.
 - b. A question was raised about the proposed change to the pool restrictions. Some of the membership feel that the restrictions should be stricter on the types of pools allowed.
 - c. A question was raised about the change to the restriction of asphalt driveways. The feeling is that the asphalt should only be allowed in the easement, not the full length. (this item is already on the ballot.)
 - d. A question was raised about fences. It was determined that new fences must be submitted to the ACC for approval.
 - e. A member asked about Boat/RV storage on the lots. It was suggested that this provision be looked at again at another meeting.
 - f. A question was raised about why cats should be allowed to run free. It was noted that this item has never been enforced in the neighborhood.
4. Ballots for Changes to Deed Restrictions
 - a. Ballots were passed out and explained as follows:

1. Alternative #1 – Take changes as written (this item was not accepted)
2. Alternative #2 – Take changes as written with the following exceptions (this item was passed)
 - a. Exceptions
 1. No write-in exceptions were noted.
 2. Leasing Options
 - a. “Primary residences, detached living quarters, or any portion of a LOT may not be used as rental property. This provision excludes sales leaseback provisions that are part of an executed contract for sale of residential property. Such sales-leaseback provisions are permitted so long as they do not exceed six (6) months.” (Item Passed)
 - b. “Primary residences, detached living quarters, or any portion of a LOT may not be used as rental property. This provision excludes sales leaseback provisions that are part of an executed contract for sale of residential property. Such sales-leaseback provisions are permitted so long as they do not exceed six (6) months. The Board shall have the authority to approve leasing of a residential unit in what the Board deems to be extenuating circumstances.” (Item was not accepted)
 3. Asphalt Driveway Options
 - a. “All driveways shall be constructed of concrete or asphalt. No asphalt, gravel rock, limestone, dirt, or other forms of materials shall be permitted. All driveways must connect to streets within the subdivision. Driveways within County right-of-way shall be constructed in accordance with Brazos County Requirements. The property owner is responsible for obtaining the necessary permit to construct any driveway within County right-of-way. Driveways must be approved by the ACC prior to construction.” (Item was not accepted)
 - b. “All driveways shall be constructed of concrete (asphalt is allowed only for the section of the driveway in the County right-of-way). No asphalt, gravel rock, limestone, dirt, or other forms of materials shall be permitted. All driveways must connect to streets within the subdivision. Driveways within County right-of-way shall be constructed in accordance with Brazos County Requirements. The property owner is responsible for obtaining the necessary permit to construct any driveway within County right-of-way. Driveways must be approved by the ACC prior to construction.” (Item Passed)

B. Old Business

1. None

C. Next Meeting

1. Next General Membership meeting will be set at a later date

Prepared by:

Easy Foster
Secretary