

**Pine Shadows Civic Club, POA
PSCC Property Owners Quarterly Meeting
February 14, 2026**

The meeting took place at the VFW Post 8568, 4951 U.S. Hwy 190 West, Livingston, Texas 77351 on February 14, 2026 at 10:00 AM.

Board Members Present:

Greg Adams - President
Susan Griffin - Vice President
Treasurer - John Warner
Secretary - Paige Thomas
Director - David West
Director - Butch Wooldridge

27 board members/residents/property owners were in attendance..

Future PCSS POA Meeting Dates:

TBD May?

Prior to Opening:

Monica Richards Goodson, candidate for District Clerk and Larry Pfeil, candidate for County Judge stopped in and each gave a short speech.

Opening:

Meeting called to order by Greg Adams at 1010.
Susan Griffin with opening prayer.
Moment of silence regarding resident Wendy Fulford.

Reading of Previous Minutes:

Paige Thomas read minutes from the November 8, 2025, quarterly meeting.
Greg Adams moved to accept the minutes and 2nd by Carolann Benoit.

Treasury Report:

John Warner reviewed the report with residents. Hard copies were provided to attendees.
Greg Adams moved to accept the treasury report and 2nd by a property owner.

Old Business:

Greg Adams updated regarding lawsuit status. Both Summary Judgment and Joinder denied and future court date TBD.

Greg again reminded that the reason the board is being sued is for 1) collection of dues and 2) enforcement of restrictions. If there are any questions in the community regarding the lawsuit, please ask a board member.

Treasurer report has total to date regarding legal expenses .

New Business:

Greg Adams and/or John Warner updated regarding lot dues still outstanding and possibility of moving forward with legal action.

Susan Griffin gave an update regarding future fundraisers. Susan informed regarding date of fundraiser committee meeting.

Susan informed 68 members now on the Facebook page.

Regarding July 4th, board has reserved the ramp for the entire day.

Susan thanked Chris West for helping with Yard of the Month. Yard of the month on hold for approximately 2 months due to weather. Property owners in attendance ok with prizes for yard of the month winners.

Questions:

Don Moon questioned alternatives to paying lot dues, due to mail being stolen. Delbra Perkins thanked for the updates on the PSCC POA Facebook page.

Door Prize:

Chis West won the door prize..

Meeting Adjourned:

Greg Adams motion to adjourn meeting and resident 2nd motion.

Paige Thomas, Secretary of the Board of Directors