



Pecan Grove Plantation Property Owners' Association, Inc.
1305 FM 359, Suite B Richmond, TX 77406
(281)344-9496

Pecan Grove POA General Meeting Minutes

January 17, 2023

I. Call to Order – Guy

Call to order: 18:30 Attendees 16 plus 6 Board Members

II. Minutes – Rachel to hand out October 18th meeting minutes and record minutes for January 17th meeting

Minutes approve Rachel – 2nd Guy
3 new Board Members elected at last meeting

III. Financial Standings- Philip – recap of Decembers financials

Reminder – dues are due by Jan 31st – pay online or check
Pg 5 of minutes are the financials
December \$19 551 over budget – contract deputy went up – electricity up
\$21 250 over budget mainly for community events - big hit was the deposit for the fireworks
\$15000 which should come out of 2023 budget
Donations up \$2500 for 2022.
Operating expenses: most down by \$8000, Collection fees up by \$2000.

IV. Deed Restrictions – Bryan – recap of last few months

Deed restrictions last few months stats read out
Violations: Once notices are sent out to people and this normally takes care of the problems
Trailers parked in driveways is the majority of Deed Restriction violations
Non- operating vehicles in street – 2nd most cases
Some fence notices and yards being taken care of at the moment
Only a few people have been turned over to the attorney
Bryan ran over the process for violation notices and how they get handled
Question: ‘How do I go about complaining and how long is the timeline?’ 1) send the complaint online – which goes to the office manager, 2) Office manager then forwards to each BM. Each Board Member has a different section – Bryan ran over the procedure from getting an online complaint.
Question: “Do we think many people in the neighborhood are unaware of the covenants and this is why we have the violations? ” Sending the violation notice often helps people become aware of what the violation is.
Every resident should be getting a copy of the deed restrictions at their homeclosing.
All deed restrictions are online too.
Resident spoke about some residents not cleaning up front yard of clippings and leaves

- V. **Esplanades - Frank – repaired light at entrance of The Terrace. Repaired leaking irrigation at Old South @ Pecan Crossing, Stuart dr. and other minor repairs at Colonel Court, Summerland dr., Summerland Ct., Pecan Crossing, Richmond. Ct., Halfmoon Ct., Quarterpath dr., and at the Terrace entrance.**

Some needed repairs will be done after the weather becomes more predictable and the threat of freezing has passed.

Repairs are maintenance on the esplanades.

- VI. **Contract Deputy - Wayne Hastedt to speak**

Lt Hasdedt introduced himself and Deputy Audette (the new evening shift deputy and top performer on traffic stops).

Stats handed out and showed to the residents present

These are only December stats for the contract deputy. Stats include all 3 combined areas in the POA

0 Burglary habitation and 1 burglary motor vehicle

Nights are covered Tues through Fri,

Deputies are patrolling on a regular basis.

Question: “ Are they stopping underage driving on golf carts?” Yes they do this.

Handed out his email address for residents to email him about concerns

.(wayne/hasdedt@fortbendcountytexas.gov)

- VII. **Architectural Control - ACC Committee**

150 applications in last year - most were approvals.

Guy encouraged the ACC committee to bring on another resident(s) to help

They do not have many applications at the moment

Resident disagrees with allowing the house to be painted in black (complained about the house being in black on Plantation and asked for something to be done to get this changed). Guy reminded residents that the ACC committee consists of volunteers – none of the people on this committee were on the committee at the time this “black” house was approved. There is nothing we can do about it now as it previously approved. Resident asked if more careful consideration can be taken in the future on house color. Residents concern was acknowledged by President.

- VIII. **Community Affairs - Brooke** On December 21st, the POA and the Pecan Grove Country Club partnered up and held our first ever Pictures & Hot Cocoa with Santa. It was a free event provided to the area residents. We had free hot cocoa, cookies and candy canes for all the kids. There were over 150 kids that showed up to see Santa, so we would say it was a success! Thanks to TANK’S Paintball for contributing all the hot cocoa cups, Clancy’s Public House for contributing all the water, and especially the Pecan Grove Country Club for opening their doors to us and supplying all the hot cocoa.

JP read through Community Affairs for Brooke.

Easter Egg Hunt: April 1st from 11:00 to 13:00 – requesting for contributions of candy. Need volunteers to get in contact with Brooke – number was handed out – Candy can be dropped off at the new POA office Tues – Thurs 9:00 to noon –

Tommi has retired after 17 years – Paula introduced to everyone present

- IX. **PG VFD - Chief Vontz to speak**

Chief Vontz not present

- X. **Old Business**

Amendments to Rental Policy, Christmas light comp., election results, Esplanade Estimate for replanting, tree trimming and irrigation repairs, getting bids to add power to Windmill entrance as well as #2 and #3 esplanade on Plantation.

Rental Policy Amendments have been signed, notarized and filed with the county.

Christmas Lighting went well – added one new Hall of Fame bulb this year

Starting January 2021 – homes that have received a Hall of Fame Bulb for 5 consecutive years will go back in to the pool for 1st, 2nd and 3rd allowing for more Hall of Fame members on a rotating basis. This will also allow for homeowners that need to upkeep their Christmas Décor.

Esplanade estimates were discussed briefly – bid by Greenmark was discussed as well as adding electrical outlets at various esplanades – specifically Plantation 2nd and 3rd esplanade – bids are very high \$140000 - also lighting the brick walls at Windmill Park - light those the costs is high - \$8000.

These costs will have to be budgeted for in the future.

Resident asked if we could speak to the owners of the daycare to possibly use their electricity to get power to the brick wall on Windmill – or perhaps battery operated lights. Resident asked if there were other alternatives ~~to using power~~ to power the lights. – Guy has said he would do some more research

X. New Business – with help of BSA Troop 1656, POA consolidated all wreaths into one storage unit. Were able to close out 1 storage unit (457) and will save \$225mo., vote on Fence policy. Vote to keep Mary cleaning the new office at \$300.00 or bid other vendors.

Scouts consolidated wreaths into one unit – Board cleaned out smaller shed – so PG POA is saving with 2 sheds instead of three.

Guy ran over the background to the fence policy – Lawyer had emailed a policy at the time that new Texas legislation was going into effect. Board discussed the vote to include the new fence policy into deed restrictions. Guy motioned to vote on fence resolution – these guidelines basically provide more clarity to the current deed restrictions. These do not need to be agreed to by all residents as this is an addendum to the current fence policy providing more clarity on what is already in the deed restrictions. Brian seconded.

The amendment will be published in the newsletter and published on the webpage

Fence will still need to go through the approval process.

Mary cleans office – because we moved - \$300 per month – Mary has been with us for a long time - Guy proposed we keep Mary at the current cost – input from residents suggests keep her at that rate. Everyone present agreed to keep Mary at her current monthly rate to clean the office. Guy showed the Greenmark landscaping bids and asked what sections the board should move ahead with – one resident asked if we are getting bids. Everything else has been broken down into esplanades projects.

Resident asked about the oak tree in his lot on the corner of Old South and Colonel Court – says that POA sometimes mows there, asked if he is responsible for the tree or the POA – Guy said he would drive by and look and clarify.

Budget for 12 months for landscaping was \$51 000 for maintenance for the year. Board will looking at raising that in the new budget. Board will look at new operating budget and increase that for the landscaping.

Resident suggested that we raise the POA dues 10% every year in order to get the additional funds for paying for upkeep and maintenance.

Board will look at operating budget and see where we can use additional funds and how much we have for the landscaping, and then will pick projects to stay within budget.

XI. Questions from the floor (3 minute limit-speaker cards)

Questions: Resident mentioned that they had sent in a complaint about the homeowner on Thompson Crossing with the bad fencing. Resident was assured that it is being dealt with.

Resident has been contacted and board is working with the resident to come to an agreement on the fence location on the property. Initial ACC request was denied. President felt that we should have already sent him violation notices – he has been handed violation notices by PG POA driver. Resident asked for us to move forward more aggressively.

Paul thanked all the volunteers that did the work on the voting amendments

Unsightly Curbsides. Resident asked if we could put in the newsletter about cleaning leaves on curbside or contact the county to clean it up. It was also noted that it is illegal to blow leaves into drains or off property into the street without cleaning it up.

Resident asked where is Commissioner Morales? He asked why the county commissioner hasn't been to any of our meetings. He felt that Commissioner Morales has not been attending meetings at all since the election. Resident asked if he could please attend a meeting and it be advertised to the neighborhood, resident felt that people would attend a meeting with the Commissioner present to answer questions.

Resident asked if there was anything that could be done about a resident that is bringing his tree business trucks and parking them in the street and neighborhood – parking the wrong way in the street – resident asked if we could follow up as a POA and that the board take a more aggressive stance with the family running a business out of their home. Resident says they have turned in 3 complaints – a kid darted out from behind one of the woodchipper trailers on one occasion which could be an accident waiting to happen. Could we send a lawyer's letter to the home to get them to stop parking on the street. – Resident is on Windmill Drive. President said that people have rights and we cannot enforce the working out of the garage, as long as the homeowner is not running the business from his home. If he is fixing stuff in the garage this is something that residents are allowed to do within their homes.

The Deed Restriction Form gets filled in online and sent to office – and Office Manager sends it to the Board Member that handles that section.

Guy admits that the board members need to do better acknowledging the complaints and giving residents a follow up to their complaint.

XII. Adjournment
20:00