



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

Pecan Grove POA Annual Meeting MINUTES

April 18, 2023

- I. **Call to Order – Guy – MEETING STARTED 6:30 – 6 board members present, 26 attendees; 6 guests; asked attendees to submit questions towards the end of the meeting.**
- II. **Minutes – Rachel to hand out January 17th meeting minutes and record minutes for April 18th meeting: Minutes voted and approved**
- III. **Financial Standings- Philip – recap of March financials We have not received March financials from our accounting firm due to tax season.**
 - 1) Spent less than made in Feb;
 - 2) Down 2565 for the year
 - 3) Operating expenses down for the year
 - 4) Utilities 6180 over – January missed a bill
- IV. **Deed Restrictions – Bryan – recap of last few months;**

Several question for after the meeting received.

 - 1) Trailers, RB&B's, unapproved improvements and chickens were some of the calls made by residents
 - 2) residents
 - 3) Every improvement needs to be submitted to the ACC
 - 4) Any questions call the office and speak to Paula
 - 5) There are 25 sections within Pecan Grove. Each section's Restrictions has its own different set of restrictions
- V. **Esplanades - Frank**
 - 1) A lot of improvements made this season and working on getting the esplanades looking good
 - 2) Infrastructure also being improved – daily working
 - 3) If anyone sees anything that needs to be fixed on an esplanade, please let us know by calling the office
 - 4) Question: "Do we get any guarantee on the plants that are being planted". We do not get any guarantee on the annuals. But we may have on some of the longer lasting plants – Guy said that he would look at the contract and review. Guy thinks that some of the plants that we have pre-date the contract with Green Mark
- VI. **Contract Deputy - Wayne Hastedt to speak and answer questions**
 - 1) Stats read for the month of March
 - 2) Traffic violations seem to be a major concern. Speeding on Mayweather – started an initiative to monitor speed on Mayweather. Contract deputy will focus on that area
 - 3) Also addressing children on golf carts
 - 4) Wanting to stress about traffic complaints he requested that if you have a complaint go to website of Fort Bend County Sheriff's Office. Go to tab that says Division then Patrol, and then go to Online Reports. There is one for Traffic Complaints where you can fill out a form and get the task assigned which is more expedient that calling the office.
 - 5) Questions about citations for the golf carts; they are working on it and have spoken to some parents about the rules for golf carts.
 - 5.1 Must have a driver's license
 - 5.2 Can drive only during the day time

- 5.3 Not in our community but some areas must have a license plate. There is an off-Road license plate that can be obtained
- 5-4 Must drive less than 25 miles an hour AND must have the orange, slow moving

VII

Commissioner Vincent Morales to speak and answer questions – ideas on how to control speeders in the POA – Plantation, Old South, Morton League, Pitts, Mayweather

- 6) Thanked the board for having him and the community He noted that his job is to keep quality of life for everyone in Fort Bend County
- 7) Introduced Derrick Lee and Darren Mikeska from Road and Bridge and Rick Staigle Fort Bend County Engineer.
- 8) Fort Bend County right under 900,000 people in the district and by 2050 county should be at about 1.8 mil
- 9) In 2018 the county commissioned a flood mitigation study which will be presented to commissioner's court.
- 10) Projects will be prioritized
- 11) Widening tributaries and addressing after-Harvey issues and some have already been started
- 12) All master-planned communities plans are looked at for flood mitigation control
- 13) The county judge announced this week that Greg Bapst is the Emergency Management person – comes with extension experience
- 14) McCrary Road project is moving forward – north of Brandt Road clearing is in progress as well as utility projects. He noted that normally projects that have been bond approved often take about 3 years
- 15) FM 723 to McCrary there is a new signal near Swinging Door – worked with TX Dot to get the signal in place.
- 16) FM 359 widening is planned to be started within the next 10 years
- 17) Brandt Road from McCrary to Mason = phase 1 is complete. Phase 2 is moving forward and has been approved.
- 18) Right of Way for FM 723 is with TX DOT. Utilities relocation and fencing is moving forward –from Rosenberg to 1093. Funding is there to get it completed.
- 19) Future projects: Train blocking Pitts and Harlem. It is in the early stages and we are working with a consultant and obtaining federal grant money to explore over passes over the railroad tracks.
- 20) Mobility Bonds - The community has supported these bonds in the past and there will be another mobility bond in 2023 but this still has to be approved by commissioner's court.
- 21) Commissioner Morales' goal will be to not have a tax rate increase – to ask for the mobility bond without a tax rate increase. If it is approved by the Commissioners Court it should be voted on to go to the voters in August.
- 22) Parks: Jones Creek Park continues to be busy and has new sign. The basketball goals were not being used so this area has been converted to pickle ball courts. Also cricket field and disc golf added.
- 23) Harlem Park – expanding and adding pickle ball courts which are set to be completed this summer.
- 24) TX DOT Projects: 90A from FM 359 to 99 – on the horizon to be reconstructed and widened by August of 2024; separation grade at the intersection being proposed – May 2023 – could be delayed if there is red tape or contractors to be mobilized.
- 25) Westpark Toll Road - working on connectors at 99 and main lanes to extend. Realistically a 5-year project
- 26) Question: "What's the procedure to have roads repaired". For quick fixes on the road.
- 27) Go to Fort Bend County Road and Bridge website and click "Fix".
- 28) Questions regarding Speed Bumps; some questions have been asked – county has no policy for speed bumps, and generally don't put them in; alternative ways to get around this; What about roundabouts? This is a potential solution. On Plantation the possibility is there to create smaller roundabouts – must check right of way first – there is some planning as to whether this would be a solution. Because some houses have driveways some people may lose parking. "Do LED stop signs work?" Not necessarily. There is really no solution at this time as to what would really work.
Speed humps are usually seen on a public roadway; speed tables raise the entire intersection. So far there has not been a consensus on Commissioner's Court about what to do. Cannot be done unless Pecan Grove took over the roads.
- 29) Question: "Repair of pavements and drains on streets?" Drains is a MUD issue; and curbs are the Road and Bridge. For curbs go to website and put in information to get repair noted
- 30) Dog Park proposed years ago but the landowner who was supposed to donate the land did not it. There is desire for a dog park and they are looking for options to create a dog park nearby.
- 31) Question about new subdivision on Harlem between Plantation and 90A with concern about drainage of new subdivision. Commissioner Morales stated that retention ponds will be provided which is a county requirement, and county flood requirements are now very stringent for new subdivisions.
- 32) Stop sign on Victoria Gardens. This is to assign right of way not speed control. County follows a certain transportation code which is a state code; and technically county could

- remove some stop signs on Plantation because of the code. They will do some speed studies on Victoria Gardens and Old South to address concern
- 33) Mason Road and 99 proposed turn lane is being held up because of utility construction.
 - 34) Can look at "chokers" (narrow both sides of road to about 20-24 feet wide) and "chicanes" (provide alternating narrow and wide sections. Speeding along the main roads is always a challenge but enforcement is our friend.
 - 35) "What happens to complaints about speeding that are put on the website?" If no response then place complaint again and send a note to Morale's office and let them know. Response will be noted an email will be sent through the new click see fix system.
 - 36) Prison on Harlem – Psych unit and area around that is to be kept by the prison system.
 - 37) Shoulder on Plantation between the school and levy to Harlem Road – need to get this on the mobility bond list via the MUD – request the MUD to build the sidewalk.
 Vincent Morales: 281-344-9400 – Vincent.morales@fortbendcountytexas.gov
 Rick Staigle: 281-633-7502 – rick.staigle@fortbendcountytexas.gov
 There are other emails on this website to address specific issues – send to those emails first.
 Darren Mikeska: 281-980-3724 – Darren.mikeska@fortbendcountytexas.gov
 Derrick Lee: 281-980-3724 – derrick.lee@fbctx.gov
 - 38) Flier to be placed on the website with QR code to get to website and information.

VIII **Community Affairs - Brooke**

Easter egg hunt was a success with about 10k pieces of candy donated and 24 golden ticket prizes. We have learned about the past 2 hunts now that we will shorten lengths of time between hunts to help move things along, but other than that it was a success! – read by JP

4th of July fireworks show is on and if there is rain the reschedule date is planned for July 5th. Hosted by POA board, PG Volunteer Fire Department, and the PG country club.

IX. **Architectural Control - ACC Committee;** about 40 applications

X. **Old 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., Voted on Fence Policy. Voted to continue using Mary to clean the new office at \$300.00 or bid other vendors.

Board to Vote on Creating a new Committee for Christmas light judging and awarding of bulbs and to allow for Board members to be eligible to participate in Christmas Lighting Contest and Yard of the Month in order to attract new board members that otherwise would decline to run.

Vote: Guy Proposed and vote was made to table for further discussion later

**POA Meeting signs were refinished by Five S Signs - \$250.00
 Summerland Dr. and Summerland Ct. esplanades planting to begin next week
 POA received a check from The Grove CIA for \$24,225.00 for 2021, 2022 & 2023 (past fireworks fees)**

XII. **Questions from the floor (3-minute limit-speaker cards required.)**

An RBnB on Hearthside – homeowner present and complained about it. – Guy requested the information. We now have the authority to fine and to get the lawyer involved.

Chickens: We still have a few egg-laying chickens in the neighborhood. Guy has spoken to the homeowner – he was assured that she would take care of it; but she has not. Guy will contact her and speak to her.

House on Morton League – Should be going through litigation – have been waiting for lawyer.

Neighbors parking in the front yard – Guy talked to the homeowner and they cleared up the situation

Trailer in driveway: for about the last month. – Guy made a note of it and asked her to submit on the website

Butterfly Garden at Memorial Park – starting planting and getting back on it and needing volunteers to help.

XIII. **Adjournment: Meeting adjourned 8:30pm**