

**PECAN GROVE PROPERTY OWNERS' ASSOCIATION, INC.**  
**POA GENERAL MEETING**  
**OCTOBER 17, 2003**  
**MINUTES**

- I. Call To Order – Guy Steiger @6:33 pm. Board members present, Guy Steiger, Don Turner, Bryan Key, Frank Jarrett and J. P. Willis. Residents in attendance - 27.**
  
- II. Nominations were requested from the floor. As there were none, Guy Steiger, Kim Hollas, Steve Lutz and Don Turner were on the ballot.**
  
- III. Elections were held and, Guy Steiger, Kim Hollas, Steve Lutz and Don Turner were elected for two-year terms. There were 342 votes recorded.**
  
- IV. A short Executive Session was held by the Board to discuss the latest revisions to Collections, Bidding, Covenant Enforcement and Hearing, Fining. Don Turner made a motion, seconded by Bryan Key with a third by J. P. Willis to table these issues until the newly elected Trustees could meet with the current Board on November 14.**
  
- V. Minutes from the July 18, 2023 Quarterly Meeting was passed out for residents to review**
  
- VI. Financials were discussed by Philip Pletka, Treasurer. For the month of September, we were over budget by 9,932 dollars due to the MUD not billing us for several months plus office costs. The accountants are looking into why we were over in office costs. For the year we remain on track with a surplus of \$6,267 dollars. We will follow up with the**

**accountants on the overage in office costs that caused the overage of \$5,246 dollars.**

- VII Deed restrictions recap reported by Bryan Key with his explanation of violation notices. There are three notices that are given for violations. The first is to point out the violation with request to correct. The second notice is sent when nothing has been completed. The third notice is sent as one last request after which it is turned over to our attorney. The most violations are for lawn mowing, trailers in driveways and automobiles stored in driveway.**
- VIII Landscape Maintenance was presented by Guy Steiger. Irrigation repairs in August were \$1,580.45 for new controller, nozzle, and rotors, sprinkler heads at various areas of the neighborhood. September's total was \$947.19 for valve replacement (Full Moon/Quarterpath) and new controller (Carriage Court). Brick wall repair on Old South/Pecan Crossing with work completed by DL Meachum for \$5,500.**
- IX Contract Deputy was to have been in attendance but was unable to attend.**
- X Community Affairs – Nothing to report.**
- XI Architectural Control – ACC Committee – It was noted that Ken Bray has served on the committee for 2 years. Guy Steiger stated that in September 2021 a new law went into affect which made it necessary to create an ACC committee from the general residency of Pecan Grove and separate from the Board of Trustees. No one on this committee can be a Board Trustee, related to, live with, or connected with the Board members in any form.**
- XII Old Business –  
We are still actively looking for residents who wish to volunteer to serve our community with things such as judging winning homes for the Christmas Lighting Contest. Sign up can be accomplished by going to our website: [pecangrove.org](http://pecangrove.org).**

**Violation notices continue to be delivered as they occur and J. P. Willis has been highlighting some major violation items in our Newsletter with the hopes of making residents aware of items contained in their Covenants.**

**XIII New Business –**

- 1) Plaques were awarded to:  
Frank Jarrett for his service of 20 years as a Board Trustee.  
Tommi Jarrett was unable to attend but was recognized for her 16 years of “temporary” service as Office Manager for the POA Board.**
- 2) An increase on assessment fees of 10% was voted on with Guy Steiger voting and seconded by Philip Pletka. The new maintenance fee for 2024 will be \$229.90. This increase is needed to keep up with inflation and the cost of repairs on our aging infrastructure.**
- 3) Nagesh & Carter, CPA is working on completion of the 2020, 2021 and 2022 audits at a cost of \$3000 per year and they will likely continue as our auditors.**
- 4) Past-due assessment collections for homes late \$1000+ is currently at \$21,800. We are working closely with our attorneys on collections.**
- 5) The cost of conducting our elections is approximately \$5000 and we need to collectively decide how we can decrease these costs before our 2024 election cycle.**

**XIV Questions from the floor –**

- 1) There is an area of grass that is not being mowed. It is located between Morton League and the pump station. Guy Steiger stated that he would research to find out who owns that property.**

- 2) **Why is the agenda not on the Pecan Grove website. The agenda is not always complete until just prior to the meeting, Guy stated they would make every effort to place the agenda on the website prior to future meetings.**
  
- 3) **What is the non-emergency number for the Fort Bend County Sheriff? There are two numbers that can be used: 281-341-3665 and 281-341-3666.**
  
- 4) **Why aren't bicycle ramps instead of curbs by Austin Elementary. Discussion continued the street repair not being completely on time and that Road and Bridges should be contacted about the ramps.**

**XII Adjourned at 8:00 PM**

**Minutes Approved**

*Guy Steiger 10/19/23*

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**Guy Steiger, President**

