



Pecan Grove Plantation Property Owners' Association, Inc.

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**PECAN GROVE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.
POA GENERAL MEETING
APRIL 16, 2024
MINUTES**

- I Meeting was called to order at 6:30pm by Guy Steiger with Kim Hollas, Philip Pletka, Bryan Key, Steve Lutz, Don Turner, and J. P. Willis were in attendance as well as 23 residents.
- II Minutes from the January 16, 2024 meeting were read and approved.
- III Financials – Steve Lutz stated that March, 2023 Wells Fargo vs March, 2024 we are \$58k ahead of this time last year, and the Board has a goal this year of saving \$100,000 surplus as a cushion. We are working toward that as well as pushing to clear our maintenance collections.
- IV Deed Restrictions – Bryan Key gave a recap of the number of notices sent year-to-date. Approx. 10 209 letters, and 60 violation letters. The outstanding issues seem to be lawns, parked cars/trucks.
We will now on these outstanding issues go directly to a 209 letter (Notice of Possible Suite and Fine) after the first notice. The 209 notice gives 30 days for correction at which time, if not cured, a fine can be levied or can be turned over to our attorney and/or a lawsuit. A resident complained about a home on Wildwood. She was told to send in a formal complaint.
- V Landscape Maintenance – Philip Pletka mentioned that the monument at the front of our subdivision is going to need repair. This repair is not in the budget for this year but are asking for bids at this time to have an idea of what needs to be set aside in next year's budget. An invoice of about \$1900 for replanting flowers was approved for payment to our landscaping company.

- VI Community Affairs – Kim Hollas said that the Easter Egg Hunt was such a huge success that people could not find enough parking spaces. We had around 500 children last year with this year being around an overwhelming 700. We had planned for about 600 and ran out of candy for the 11–12-year old’s hunt.
- VI Architectural Control – ACC Committee and Don Turner introduced Bob Sheffield who is new to the ACC. Two other new members (Larry Knox and Wayne Bryant) were unable to attend. Don Turner discussed the revised Modification Application and the new ACC manual that is being written. This is being done to better clarify what improvements/painting can approved.
- VII Old Business – The approved and updated policies were discussed and explained (Collections, Bidding, Covenant Enforcement & Hearings and Fining).
- VIII New Business –
- a) The Holiday Lights & Display Policy was reviewed prior to the Board voting on it. This policy’s time frame for installation being Thanksgiving and removal the second week in January. It was noted that companies are scheduling installation before Thanksgiving. It would be acceptable if they are not lit before Thanksgiving. It was mentioned that some religions extend beyond the second week in January. Guy Steiger stated that before we sign and approve, we could write the fourth week in January as removal time if necessary.
 - b) The mini-split AC units’ recent approvals was discussed. They were being approved only if the pad is on the ground. Policy for mini-splits is in progress.
 - c) It was noted that the MUD has a scheduled meeting April 17th @ 2pm(for resident’s input only) regarding their possible purchase of the country club.
 - d) Fire Chief Jerod Vontz stopped by to inform us of the increase in fireman and that they now have three men per unit up from 2 on each. He said that a new fire truck had been ordered. He noted that this truck will cost over one million dollars compared to \$500,000 paid 5 years ago for the same type truck. He also talked about the upcoming 5 Mile My Way run and that they are accepting donations at this time.

Guy Steiger
Approved Guy Steiger, President

4/18/24
Date