



*Pecan Grove Plantation Property Owners' Association, Inc.
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**PECAN GROVE PROPERTY OWNERS' ASSOCIATION, INC.
POA BOARD NOMINATION MEETING
SEPTEMBER 17, 2024**

I CALLED TO ORDER AT 6:30 BY PRESIDENT GUY STEIGER.

Those present were Kim Hollas, J. P. Willis and Philip Pletka

II NOMINATIONS FROM THE FLOOR

- (a) Guy Steiger nominated Philip Pletka, a current Board member.
- (b) Deb Bray nominated and introduced Joe Gerzina, a pecan Grove resident
- (c) J. P. Willis nominated Howard Katz. He was unable to attend. Has priorly served on the Board from 1988-1995.
- (d) Kim Hollas nominated J. P. Willis, a current Board member

III DRAWING FOR POSITIONS ON BALLOT

Joe Gerzina	Position 4
Philip Pletka	Position 1
Howard Katz	Position 3
J. P. Willis	Position 2

IV NEW BUSINESS

- (a) **Mini-Split Policy** - the Board discussed the need for a Mini-Split policy. A mini-split is a air conditioner smaller, usually used for one room. This is not a window unit and must be set on a ground platform. The policy lays out installation, use installation and operation regulations, professional installation, compressor/condenser screening (location of unit), This policy will be used by our ACC to make their call for approvals. Without this we will have no guidelines. Guy made a motion that we approve the Mini-Split Policy in its current form. As time goes on, we will continue to modify as necessary. J. P. Willis seconded with Philip Pletka making a third. Unanimous approval by Board. All Policies are published on POA website.
- (b) **Vote to Terminate Contract with FBCSO and Sign New Contract with FBC Constable** – Our Fort Bend County Sheriff Office contract is up for renewal This contract is held and handled through the Pecan Grove MUD. There are three associations, POA, which is us, HOA, behind Pecan Grove Elementary, and the CIA, everything this side of Morton League. The contract cost is split by percentages based on the number of homes in each association. The POA is 55%, the CIA is 28% and the HOA is 15%. The CIA has bowed out of this or any contract at all. We have agreed that it is time for changes and to terminate the FBCSO contract and sign with the Fort Bend Constable's Office. Last year we met with Chad Norvell to look at

options but at that time they did not have the manpower to support a contract. Some of the way through our FBCSO contract one of our three-contract deputies that handle our area resigned. He is not being replaced so we are down to two deputies the rumor we have heard is that as they lose contract deputies they are not replacing them until deputies dwindle down until associations no longer continue with contracts. If you couple that with performance issues that we have had in the past with our deputies not being visible we wanted to try something new that would give us more visibility and better performance. After talking with Chad Norvell several times, he is ready to proceed. Kim Hollas noted that the FBCSO has 163 law enforcement positions open. The Constable has two and they have a line waiting to fill it. Guy Steiger mentioned that the Constables Office has the same law enforcement power as the FBCSO. A resident brought up the fact that the Constable does not report to anyone and we need to check this. The Constable's contract is good for one year but can be terminated with 30-day notice. The FBCSO and Constable's Office contract cost is the same. Without a contract the CIA's calls would be routed to the FBCSO.

The handout shows the figures with the POA and HOA paying for the contract. The MUD will handle 28% of the annual cost, POA would be paying \$11,245 a month (less that we pay now). The HOA would contribute \$3,233.81 if they decided to move forward with this. Until we hear from the HOA we cannot move forward. We have had meetings with them but we have yet to receive their answer. I would like to think they are interested in moving forward but without their commitment our cost would be a lot higher so I do not think we want to vote tonight but wanted to present and discuss the numbers with you. We had thought about no security contract but that would reduce our response time so we thought we would rather try the Constable's Office and see where we go from there.

- (c) **POA, HOA, CIA Leadership Group** – The POA has met with the HOA and CIA Board members and have formed a Leadership Council. This will help all three association Boards to learn from each other and help us all do a better job in our Board positions.
- (d) **BALLOT MAILING PROCEDURES** – Those in attendance were told that they would be receiving a ballot by mail to your home address for your vote for Board members in the next couple weeks. The bios from those running should be 85 words or less and are due this Thursday, September 19 at 2pm. Once we receive this information it will be sent to our printers who will mail a proxy to residents with listed nominees with a sheet to fill out. The Elections Meeting will be held on October 15. We need 236 votes to reach quorum. That is 10% of the 2236 homes in our neighborhood. Please encourage your friends and neighbors to vote. The ballots/proxies can be filled out, mailed in, dropped off at our office or dropped in ballot box at the meeting. You do not wish to stay for the entire meeting.

Meeting Adjourned at 7:30 pm.

Guy Steiger

9/23/24