



*Pecan Grove Plantation Property Owners' Association, Inc.
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**PECAN GROVE PROPERTY OWNERS' ASSOCIATION, INC.
POA GENERAL MEETING
JANUARY 28, 2025**

- I Call to Order at 6:30 PM– Steve Lutz**
Present were Steve Lutz, Philip Pletka, Kim Hollas and J. P. Willis
- II QUESTIONS FROM THE FLOOR**
Mrs. DiVitto questioned the approval, two-plus years ago, of her neighbor's fence which is obstructing her view of the golf course. Her house is for sale and this is affecting the price of her home. She has a lawsuit against her neighbor regarding this fence. She was invited to meet with the Board to discuss.
- III MINUTES FROM OCTOBER 15, 2024 - J. P. WILLIS**
J. P. Willis made a motion to approve, seconded by Steve Lutz and third, Kim Hollas.
- IV FINANCIALS – STEVE LUTZ**
New CPA statement shows that collections have been steady. They have had a software problem regarding on-line payments because the homeowner must make the amount of their statement correctly when paying. We are working on that. We have \$343,000 in our business checking account. On February 4 we are taking a TBD amount and move it into our CD for 3-4 months. We achieved our goal of having \$100,000 in surplus.
- VI DEED RESTRICTIONS**
We would like to thank John Clark for the fantastic job he has and is doing. It was noted that John rebuilt the Community Bulletin Board at Windmill and Plantation, has redone the fence at Old South and Plantation, is working on the mailboxes (the USPS is no longer taking that responsibility), and has started refurbishing the park benches throughout the subdivision. And this has been on his own time.
John talked about current violations, mentioned the stored vehicles which remain a problem. It was noted that January 31 all Christmas decorations/lighting is to be down and stored.
- VII LANDSCAPE MAINTENANCE - Philip Pletka**
Because of our unusually cold snap, not a lot has happened. Now begins the project of evaluating what has been lost and what needs to be replaced. We will be mowing an area on Plantation going toward Harlem once a month.

VIII CONTRACT DEPUTIES

As of November, 2024 we have a new contract with the Constables Office. We have two shifts and they have been very active and visible. The contract this year is approximately \$135,000.

It was noted that the CIA declined to have coverage so they now call the Fort Bend Sheriff when help is needed.

IX COMMUNITY AFFAIRS – Kim Hollas

The Christmas Lighting Contest was a success. We had a complaint, asking that we discontinue the Lighting Contest because of all the traffic. A question on whether we could or would do something about the hayrides. Research is that we cannot get involved because of the liability.

We are looking at another storage company because of increased prices at our current storage company. We are on waiting list at Richmond Tire.

IX ARCHITECTURAL CONTROL COMMITTEE

Quite a bit of activity right now with a lot of ACC applications coming into us for approval. We have lost one of the ACC members, Wayne Bryant, because of increased job responsibility. We are looking for replacement.

X OLD BUSINESS

None at this time other than what has been discussed.

XI NEW BUSINESS

Approval of 2025 Budget. – J. P. Willis made a motion to approve. With all in favor the 2025 budget was approved.

Maintenance – We have an issue (cracks, etc.) with the wall at entrance at Plantation and FM359. We budgeted money and we have asked for a quote.

It was asked who does sidewalk repairs. The homeowner is responsible unless there is a sewer cover where the repair is needed then the MUD should be contacted.

Meeting Adjourned at 7:30 PM



STEVE LUTZ

1-31-25
DATE